



Mark Armstrong, Mayor
Marisol Rubio, Vice Mayor
Richard Adler, Councilmember
Robert Jweinat, Councilmember
Sridhar Verose, Councilmember

City of San Ramon City Council Agenda

San Ramon City Hall
Council Chamber
7000 Bollinger Canyon Road

March 10, 2026
7:00 PM
Regular Meeting

Agenda Questions: Contact the City Clerk (925) 973-2539 or email to cityclerk@sanramon.ca.gov.

Please refer to the end of the agenda to review options for participation in the meeting.

Unless stated otherwise, every item on the agenda is exempt from CEQA Guidelines § 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code § 21065.

This agenda is posted in accordance with Government Code Section 54954.2(a).

1. Call to Order/Roll Call

2. Pledge of Allegiance

3. Announcements

3.1. Changes and Additions to the Agenda

4. Public Comment

Members of the audience are encouraged to address the City Council on any non-agenda item relating to the business of the City Council. Comments are limited to 3 minutes, or less time if a large number of speakers are anticipated. A speaker may not allocate their time to another speaker. All remarks shall be addressed to the City Council. Comments from the public on non-agenda items may also be submitted by email to CityClerk@sanramon.ca.gov. Comments received by email will not be read aloud; however, they will be forwarded to the City Council for their consideration. If you wish to present your comments to the public, you may do so in-person during this Public Comment period. No official action can be taken at this meeting on issues raised during public comment. During public comment, members of the public are permitted to address the City Council only on the following:

- Any non-agenda item relating to the business of the City Council.
- Items that are on the **Consent Calendar**, including requests to pull an item from the consent calendar **and the reason why** you wish to pull the item or items. Please note that the decision to remove the item from the Consent Calendar is strictly at the discretion of the City Council.
- Requests for Future Agenda Items.
- Special Presentation Items under Section 6 of tonight's Agenda.
- Items that are **not** on the agenda and are within the City Council's jurisdiction.

5. Consent Calendar

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With respect to the approval of resolutions and ordinances, the reading of the title thereto shall be deemed a motion to waive a reading of the complete resolution or ordinance and unless there is a request by a City Council member that the resolution or ordinance be read in full, further reading of the resolution or ordinance shall be deemed waived by unanimous consent of the City Council.

5.1. Minutes of the City Council Regular Meeting – February 24, 2026

Recommendation: Approve Minutes

5.2. City of San Ramon Quarterly Investment Report (Period Ending December 31, 2025)

Recommendation: Receive Report

5.3. Resolution No. 2026-034 - Accepting the Work by O’Grady Paving, Inc. for the Pavement Repair Stop Gap 2024/2025 Project (CIP 000014) as Complete, and Authorizing the City Clerk to File a Notice of Completion with the Contra Costa County Recorder’s Office

Recommendation: Approve Resolution No. 2026-034

5.4. Resolution No. 2026-035 - Establishing a Rate of \$35 per Equivalent Runoff Unit for FY 2026/27 for the National Pollutant Discharge Elimination System (NPDES) Stormwater Program and Requesting that the Contra Costa County Flood Control and Water Conservation District Adopt an Annual Parcel Assessment

Recommendation: Approve Resolution No. 2026-035

5.5. Resolution No. 2026-036 - Authorizing the Mayor to Execute an Agreement with Catalis Public Works & Citizen Engagement, LLC for Citizen Request Management (CRM) Software for a Four-Year Term Beginning March 11, 2026, and Ending March 10, 2030, in an Amount Not to Exceed \$200,611

Recommendation: Approve Resolution No. 2026-036

6. Special Presentations

6.1. Proclamation Declaring March 2026 as American Red Cross Month. Presentation to Diana Graham, Red Cross Volunteer.

7. Deferred Consent Items

8. Unfinished Business

9. New Business

- 9.1. Introducing FY2026-27 Master Fee Schedule to Establish Fees and Charges for Various Municipal Services for Fiscal Year 2026/27, Repealing Resolution No. 2025-036, and Setting a Public Hearing on March 24, 2026; Approving Nexus Fee Studies for Certain Development Fees; and Providing Guidance on Specific Modifications to the Appeal Fees as well as Policy Direction of the Successful Appeal Refund Provisions.

Recommendation: Accept the new fee schedule and set a Public Hearing on March 24, 2026 for FY2026-27 Master Fee Adoption. Approve the Nexus Fee Studies for certain Development Fees. Provide guidance on specific modifications to the appeal fees as well as Policy direction on the successful appeal refund provisions.

Staff Report by Yuliya Elbo, Budget Manager

- 9.2. Public Hearing - Introduction of Ordinance No. (Next in Line) - Amending Title C, Division C4 (Land Development) by repealing and replacing Chapter V (Child Care Fees), Chapter IX (Park And Recreation Facility Impact Fee), Chapter X (Private Sector Arts And Beautification Contribution Fee), Chapter XI (Open Space Development Impact Fee), Chapter XII (Inclusionary Housing), and Chapter XIII (Affordable Housing Commercial Linkage Fee); and by adding Chapter XIV (Parkland Development Impact Fee) of the City Of San Ramon Municipal Code Relating to the adopted Nexus Fee Study for the established fees; and amending Title C, Division C5 (Subdivision Procedures), by repealing and replacing Chapter X (Parkland Dedication) of the City Of San Ramon Municipal Code establishing the applicable Nexus Fee Study Fee and methodology for the calculation of in-lieu fees for parkland dedication, as applicable

Recommendation: Introduce Ordinance (Next in Line), Waive the Reading and Read by Title Only, Open the Public Hearing, Take Public Testimony, Close the Public Hearing and Set the Ordinance for Adoption at the March 24, 2026 City Council Meeting.

Staff Report by Lauren Barr, Community Development Director

10. City Manager's and City Council Members' Comments / Matters Initiated

11. Adjournment

How to View or Participate in the Meeting

In Person:

Members of the public may provide comments in-person at the meeting. For disability related accommodations, please contact the City Clerk's Office at least 48 hours in advance.

Written Communication by Email:

Email public comments to cityclerk@sanramon.ca.gov. Comments received up to **two hours before** the meeting will be emailed to the City Council, placed in the red binder at the meeting, and posted online at https://www.sanramon.ca.gov/public_comment. Comments received after the cutoff will be provided to the Council the following day. Please include "**Public Comment**" in the subject line and your **name** and **agenda item** in the body. Written comments will not be read aloud.

To View or Listen Only:

As a courtesy, the public may view the meeting via one-way video or audio, as technology permits. Remote access is not guaranteed; if technical issues occur, the meeting will continue as long as in-person attendance is available. Those wishing to provide comments are encouraged to attend in person or submit written comments in advance.

Join Zoom: <https://cityofsanramon.zoom.us/j/98326324899> ID: 983 2632 4899

Zoom Phone Number: +1 (669) 900-6833

View on YouTube: www.sanramon.ca.gov/YouTube

Regular City Council meetings are televised on Contra Costa Television (CCTV), Channel 27, Wednesdays at 7:00 p.m. and Thursdays at 1:00 p.m. following the meeting. They are also available on AT&T U-Verse, Channel 99.

Attendee Conduct:

There will be zero tolerance for any person addressing the Council making profane, offensive and disruptive remarks, or engaging in loud, boisterous, or other disorderly conduct, that disrupts the orderly conduct of the public meeting. Specifically, it is important for all speakers to adhere to the following guidelines for participation in this meeting:

- a. No profanity or obscenity.
- b. Refrain from personal threats or attacks.
- c. Refrain from hateful epithets and demeaning language based on any person's race, religion, sexual orientation, ethnicity, gender, or disability.
- d. Respect all people that are present or watching.

At the discretion of the Mayor, a speaker may forfeit speaking time for any of the following reasons:

- a. Exceeding the allotted time to speak;
- b. Yelling, screaming, or other behavior that renders this Council unable to continue the meeting;
- c. Excessive profanity or slander;
- d. Specific threats or "fighting words" that incite violence; or
- e. Speech that is outside the subject matter jurisdiction of the Council or the specific agenda item in which you are speaking.

While the City of San Ramon upholds the First Amendment rights of all participants, we do not accept or endorse offensive or hateful comments made during our meetings. We celebrate the diversity of our community and strive to maintain a welcoming and inclusive environment for all.

**Minutes of the
City of San Ramon
City Council Regular Meeting
February 24, 2026**

1. Call to Order/Roll Call

The meeting was called to order at 7:04 PM.

Present:

Mayor Mark Armstrong
City Councilmember Sridhar Verose
City Councilmember Richard Adler
City Councilmember Marisol Rubio
City Councilmember Robert Jweinat

Absent:

Also in attendance: City Manager Steven Spedowski, City Attorney Martin Lysons, Parks and Community Services Director Henry Perezalonso, and City Clerk Joan Snashall,

2. Pledge of Allegiance

3. Announcements

3.1. Changes and Additions to the Agenda

4. Public Comment

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- Requests for Future Agenda Items.
- Special Presentation Items under Section 6 of tonight's Agenda.

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Public comment was received from America is Great Again and Jim Blickenstaff.

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Councilmember Verose's motion to approve the Consent Calendar was seconded by Councilmember Rubio. The motion Passed 5-0-0-0.

Result:	Passed [5-0-0-0]
Mover:	Councilmember Sridhar Verose
Secunder:	Councilmember Marisol Rubio
Ayes:	Mark Armstrong, Sridhar Verose, Richard Adler, Marisol Rubio, Robert Jweinat
Nays:	None
Abstentions:	None
Absences:	None

5.1. Minutes of the City Council Regular Meeting – February 10, 2026

Recommendation: Approve Minutes

5.2. Register of Demands as Presented by the City Treasurer (Period Ending January 31, 2026)

Recommendation: Approve Register of Demands

5.3. Minute Order No. 2026-003 - Ratifying the Architectural Review Board Appointment

Recommendation: Approve Minute Order No. 2026-003

5.4. Minute Order No. 2026-004 - Authorizing Revisions to the 2026 City Council Meeting Calendar

Recommendation: Approve Minute Order No. 2026-004

5.5. Resolution No. 2026-032 - Authorizing the City Manager to Execute a Grant Agreement with the Federal Highway Administration (FHWA) to Develop the San Ramon Safe Streets and Roads for All (SS4A) Vision Zero Action Plan by Receiving \$120,000 in Federal Funds and Requiring \$30,000 in City Matching Funds over Two Years

Recommendation: Approve Resolution No. 2026-032

5.6. Resolution No. 2026-033 – Authorizing the Mayor to Execute Amendment No. 5 to the Agreement (C2021-048) with RydeTrans for Senior Citizens’ Transportation Services, Authorizing Additional Funds of \$20,000, With No Time Extension, for a Cumulative Five Year Total Not to Exceed \$221,367

Recommendation: Approve Resolution No. 2026-033

6. Special Presentations

7. Deferred Consent Items

8. Unfinished Business

9. New Business

9.1. John Muir Health Update

Recommendation: Receive Report

Presentation by Ashley Horner, Executive Director, Primary Care & Care Transitions, and Ramzy Awad, Vice President, Foundation Practice Operations

Executive Director, Primary Care & Care Transitions Ashley Horner presented the update.

There were no public comments.

No action was taken by the Council.

9.2. Athletic Facilities Co-Sponsorship Policy Update

Recommendation: Receive Report

Staff report and Presentation by Henry Perezalonso, Parks & Community Services Director

Parks and Community Services Director Henry Perezalonso presented the update.

Public comment was received from Hemant Buck.

The City Council provided recommendations and comments to staff.

10. City Manager's and City Council Members' Comments / Matters Initiated

Under Matters Initiated, Councilmember Jweinat requested that an item be placed on a future agenda to discuss the scheduling of closed sessions and to consider establishing a 10:00 p.m. meeting conclusion policy.

11. Adjournment

The meeting was adjourned at 9:59 p.m.

Mark Armstrong, Mayor

Attest:

Joan Snashall, City Clerk



**City Council Staff Report
Item No. 5.2.**

Date: March 10, 2026

To: San Ramon City Council

From: Jennifer Wakeman, Department Director

Subject: City of San Ramon Quarterly Investment Report (Period Ending December 31, 2025)

Executive Summary:

State law requires, and best practices for fiscal stewardship recommend, that the City Council review the City investment portfolio via an investment report at least quarterly. The City contracts with Meeder Public Funds for investment advisory services, with the Accounting Manager providing treasury and investment oversight over these monies, as well as funds held by bond trustees and the City's daily operations accounts. This report was first reviewed by the Finance Committee for recommendation to the City Council consent agenda.

Recommendation:

Staff recommends that the City Council review and accept the Quarterly Investment Report for the period ending December 31, 2025.
Staff Report by Jennifer Wakeman, Finance Director

Background:

On March 10, 2026, the Finance Committee reviewed and accepted the December 31, 2025 Quarterly Investment Report.

The December 31, 2025 Quarterly Investment Report comprises data from three sources; an investment portfolio with Meeder Public Funds, monies held by bond trustees, and monies in the City's operational accounts used for accounts payable and payroll. The December 31, 2025 Investment Report is maintained by Meeder Public Funds on a daily basis to track investment yields, maturities, call dates, and market values. The Investments Held by Trustees and the Summary of Cash and Investments were prepared by staff.

The City's investments are carried at fair value, as required by generally accepted accounting principles (GAAP). In accordance with GASB Statement No. 31, Accounting and

Financial Reporting for Certain Investments and for External Pools, the City adjusts the carrying value of its investments to reflect their fair value at each fiscal year end and includes the effects of these adjustments in income for that fiscal year. Copies of the Investment Report prepared by Meeder Public Funds, for the period ending December 31, 2025, the Investments Held by Trustees, and the Summary of Cash and Investments are attached for your review.

Fiscal Analysis:

The balance of the City's demand deposit accounts held with JP Morgan Chase Bank totaled \$4.5 million as of December 31, 2025. This account is used for the City's daily operations.

Total funds managed by Meeder Public Funds equaled \$67.8 million at book value as of December 31, 2025. The portfolio consists of \$14.9 million in federal agency securities, \$34.3 million in treasury securities, \$3.5 million in supranationals, \$8.9 million in corporate bonds, \$3.5 million in negotiable CD's, and \$2.7 million in FDIC insured CD's. The weighted average yield to maturity on investments is 3.84% and the weighted average days to maturity is 627 days, which is 136 days shorter than last quarter. The weighted average yield to maturity is 24 basis points higher than the previous quarter.

The overall objectives in managing the City's investment portfolio are listed as follows in the order of importance: first, safeguarding principal; second, maintaining appropriate liquidity; and third, generating favorable long-term results relative to the City's benchmark, the ICE BofAML 30-month average (MMA). To accomplish these objectives, Meeder Public Funds is directed to maintain a strategy designed to keep the portfolio's results in line with the established benchmark, while actively managing the portfolio's duration relative to the benchmark, sector allocation and yield curve placement to enhance performance.

The balance of the City's Fidelity U.S. Government Money Market account held with US Bank totals \$23.9 million and makes up 25.67% of the portfolio as of December 31, 2025. The current rate is 3.66%. This account is available on a daily basis for immediate cash flow requirements.

The City of San Ramon has \$0.7 million invested with the State Treasurer's Office (Local Agency Investment Fund). The current interest rate is 4.03% and makes up 0.74% of the portfolio. This account is available on a daily basis for immediate cash flow requirements.

The "Investments Held by Trustees" report was prepared by staff and is required supplementary information in the quarterly report to the City Council. Funds held by the trustee total \$3.6 million. The 2019 Certificates of Participation (COP) investments managed by Meeder Public Funds total \$0.1 million and are available for designated capital projects. The remaining \$3.5 million of investments managed by the trustee pertain to City pension obligation bonds and are not available for general City purposes.

This investment portfolio is in conformity with the City of San Ramon's adopted Investment

Policy. The Treasurer’s cash management program provides sufficient liquidity to meet estimated future expenditures for a period of six months. Meeder Public Funds provides market values for securities under its management, while market prices of securities held in trust are obtained from the trustees’ monthly account statements.

Fiscal Impact:

This report is for informational purposes only; there is no fiscal impact.

Alternative Option(s):

The City Council can provide direction at any time to present this information in a different format or to include/exclude different information.

Next Steps:

It will be documented that the City is in compliance with State requirements for regular investment portfolio review.

Attachment(s):

- A. Summary of Cash and Investments at Dec 31, 2025
- B. Investment Portfolio Information for City of San Ramon for the Month Ending December 31, 2025
- C. Investments Held by Trustees at Dec 31, 2025
- D. Investment Terminology

**Summary of Cash and Investments
For the Period December 31, 2025**

Demand deposits held with JP Morgan Chase Bank	\$ 4,485,629
Investment Portfolio:	
Investments held with US Bank (Meeder Public Funds)	67,817,470
Fidelity US Government Money Market Funds held with US Bank	23,882,970
Investments held with Local Agency Investment Fund (LAIF)	686,518
Total Investment Portfolio	92,386,958
Investments held with Trustee	3,655,303
Total Cash and Investments	<u>\$ 100,527,890</u>

This investment portfolio is in conformity with the City of San Ramon's adopted investment policy. The Treasurer's cash management program provides sufficient liquidity to meet estimated future expenditures for a period of six months.

Prepared and approved by:



Elaine Huang, Accountant

Approved by:

Jennifer Wakeman, Finance Director

City of San Ramon

Investment Report

As of December 31, 2025



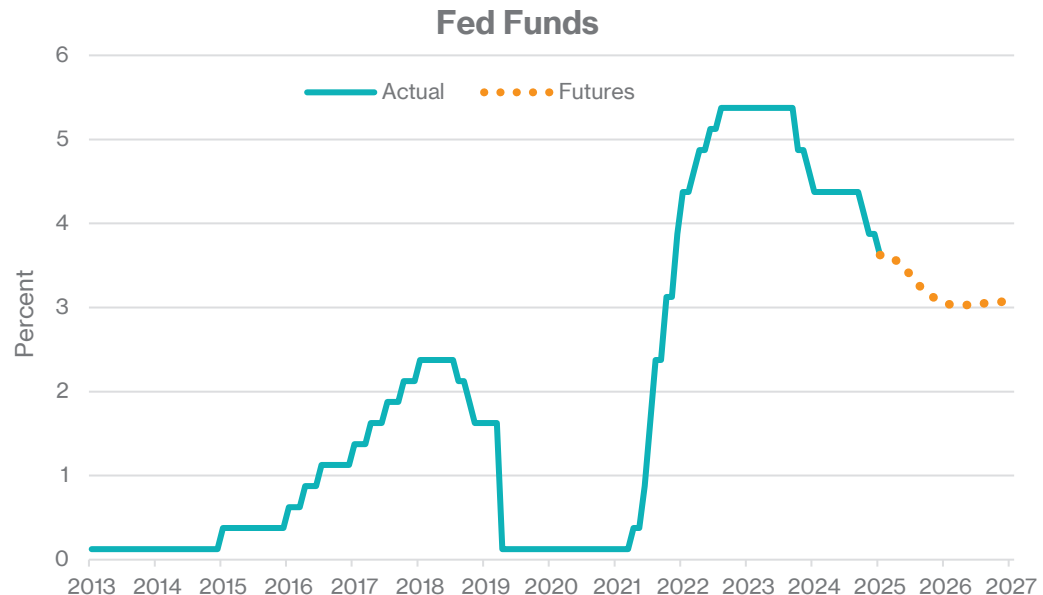
M E E D E R

PUBLIC FUNDS

OBSERVATIONS AND EXPECTATIONS

- Interest rates across the yield curve were lower for 2025, except for the 30-Yr T-Bond
- Softening of the labor market was the primary catalyst for lower rates
- GDP continued to grow strongly in Q3 2025, posting a 4.3% rate
- The futures market is projecting the Fed Funds rate to bottom out around 3% in 2026-27
- Inflation remains sticky and above the Fed 2 percent target rate

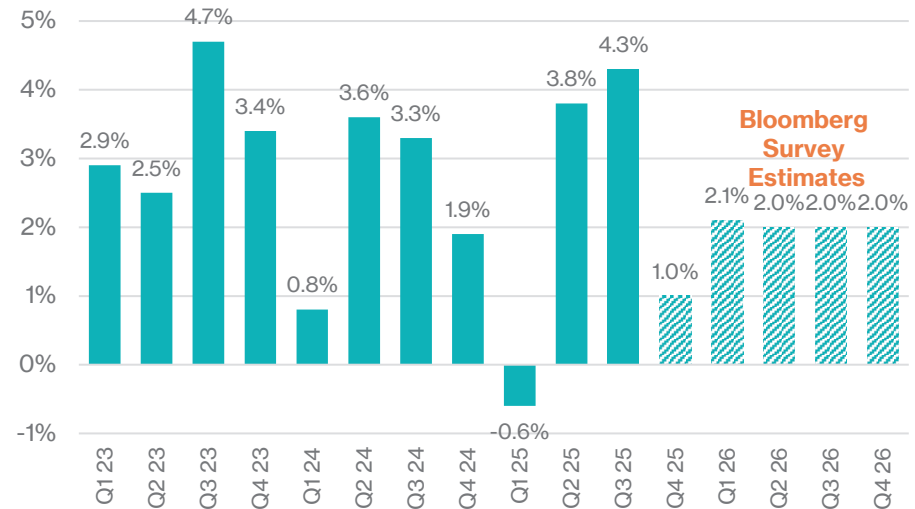
- The Fed Funds futures market is expecting two .25% rate cuts during 2026.
- The Federal Reserve's median Dot Plot shows only one cut for 2026.



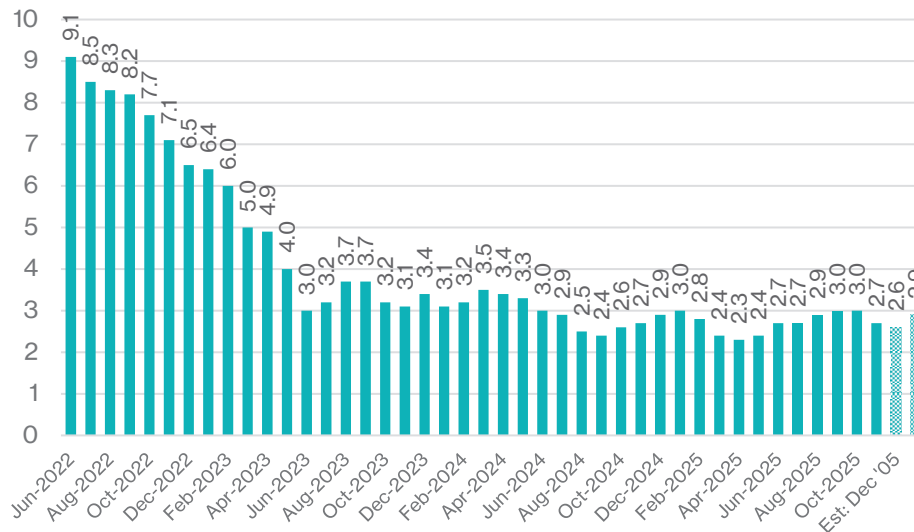
- Economists surveyed by Bloomberg are expecting a slowing of GDP for Q4 2025 due to the federal government shutdown.
- Consumer spending, which comprises about 70% of U.S. economic activity, is projected to remain positive for 2026, especially spending by those in the upper-half of income levels.

SOURCES: BLOOMBERG

Real GDP QoQ



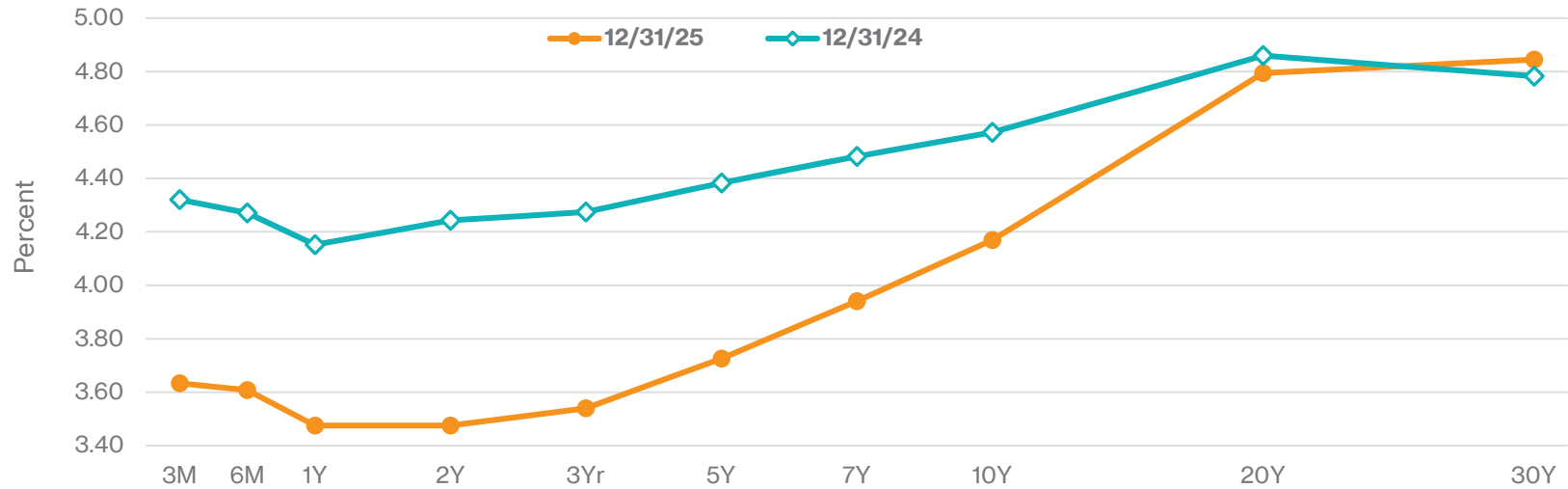
CPI YoY Percent



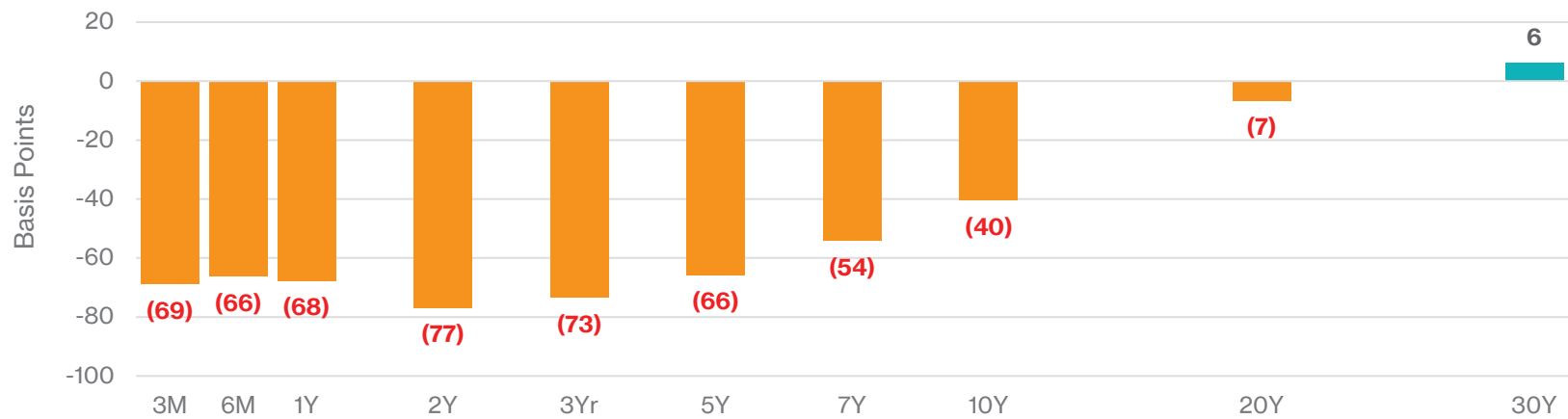
- Inflation remains above the Fed's 2% target on a year-over-year basis.
- Bloomberg's survey of economists predicts inflation will climb in the first part of 2026.

SOURCES: BLOOMBERG

U.S. Treasury Yield Curve Change



Basis Point Change



SOURCES: BLOOMBERG

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Portfolio Summary

3.84

Weighted Average Yield to Maturity

1.72

Weighted Average Maturity (Years)

1.58

Portfolio Effective Duration (Years)

1.71

Weighted Average Life (Years)

AA+

Average Credit Rating

Portfolio Position

Par Value \$92,864,488

Principal Cost \$91,846,504

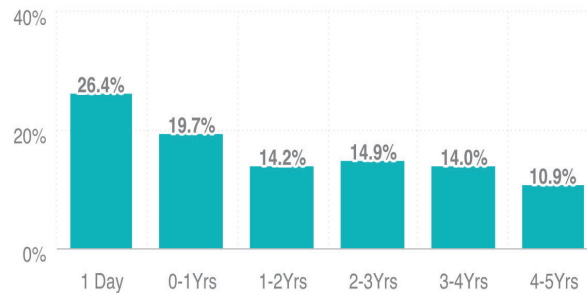
Book Value \$92,386,958

Market Value \$93,037,158

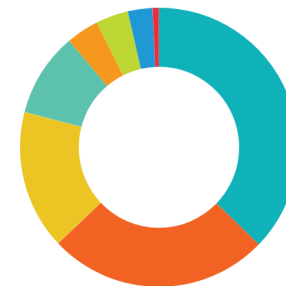
Unrealized Gain/Loss \$650,201

Accrued Interest \$585,229

Maturity Distribution



Sector Allocation



U.S. Treasuries	37.25%
Money Market Funds	25.67%
U.S. Agencies	16.16%
Corporate Bonds	9.75%
Supranational	3.80%
Negotiable CD's	3.74%
Commercial Paper	2.89%
LGIP	0.74%

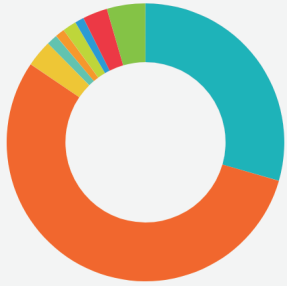


Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
LGIP	686,518.39	686,518.39	686,518.39	0.74%	1	4.03
Money Market Funds	23,882,969.59	23,882,969.59	23,882,969.59	25.67%	1	3.66
Commercial Paper	2,700,000.00	2,686,896.00	2,686,896.00	2.89%	42	4.42
U.S. Treasuries	34,550,000.00	34,659,386.80	34,338,788.01	37.25%	923	3.66
U.S. Agencies	14,915,000.00	15,031,414.65	14,889,303.22	16.16%	759	3.66
Negotiable CD's	3,472,000.00	3,481,240.53	3,470,036.78	3.74%	624	4.55
Corporate Bonds	9,158,000.00	9,070,242.14	8,951,417.75	9.75%	1,033	4.53
Supranational	3,500,000.00	3,538,490.00	3,481,027.83	3.80%	915	4.54
TOTAL	92,864,487.98	93,037,158.10	92,386,957.58	100.00%	627	3.84
CASH AND ACCRUED INTEREST						
Purchased Accrued Interest		1,953.65	1,953.65			
TOTAL CASH AND INVESTMENTS	92,864,487.98	93,039,111.75	92,388,911.23		627	3.84
TOTAL EARNINGS						
	CURRENT MONTH					
	272,088.52					

Credit Quality

Allocation by Rating



●	AAA	29.47%
●	AA+	55.04%
●	AA	3.09%
●	AA-	1.27%
●	A+	1.09%
●	A	1.60%
●	A-	1.07%
●	A-1	2.89%
●	NA	4.48%

Rating Distribution

SHORT TERM, MONEY MARKET FUNDS, & LGIPS RATINGS

	MARKET VALUE	ALLOCATION
AAA	23,882,969.59	25.67%
A-1	2,686,896.00	2.89%
NA	686,518.39	0.74%
TOTAL	27,256,383.98	29.30%

LONG TERM RATINGS

	MARKET VALUE	ALLOCATION
AAA	3,538,490.00	3.80%
AA+	51,207,286.45	55.04%
AA	2,876,070.00	3.09%
AA-	1,181,542.14	1.27%
A+	1,012,290.00	1.09%
A	1,492,815.00	1.60%
A-	991,040.00	1.07%
NA	3,481,240.53	3.74%
TOTAL	65,780,774.12	70.70%
GRAND TOTAL	93,037,158.10	100.00%



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
CITY OF SAN RAMON, CA												
LGIP												
CALAIF	California LAIF	12/31/2025 12/31/2025	686,518.39	686,518.39 0.00	686,518.39	4.03		1	1.00 686,518.39	0.00 686,518.39	0.74	NA
LGIP TOTAL			686,518.39	686,518.39 0.00	686,518.39	4.03		1	1.00 686,518.39	0.00 686,518.39	0.74	NA
MONEY MARKET FUNDS												
316175108	FIDELITY IM-M:GOVT,I	12/31/2025 12/31/2025	23,882,969.59	23,882,969.59 0.00	23,882,969.59	3.66		1	1.00 23,882,969.59	0.00 23,882,969.59	25.67	Aaa AAA
MONEY MARKET FUNDS TOTAL			23,882,969.59	23,882,969.59 0.00	23,882,969.59	3.66		1	1.00 23,882,969.59	0.00 23,882,969.59	25.67	AAA
COMMERCIAL PAPER												
53948BB99	LLOYDS BK NY BR 02/09/26	05/19/2025 05/20/2025	1,500,000.00	1,452,741.67 0.00	1,452,741.67	4.42	02/09/2026	40	99.54 1,493,045.00	(0.00) 1,493,045.00	1.60	P-1 A-1
62479MBD4	MUFG BANK NY 02/13/26	05/21/2025 05/21/2025	1,200,000.00	1,161,676.00 0.00	1,161,676.00	4.43	02/13/2026	44	99.49 1,193,851.00	0.00 1,193,851.00	1.28	P-1 A-1
COMMERCIAL PAPER TOTAL			2,700,000.00	2,614,417.67 0.00	2,614,417.67	4.42		42	99.51 2,686,896.00	(0.00) 2,686,896.00	2.89	A-1
U.S. TREASURIES												
912828R36	US TREASURY 1.625 05/15/26	06/07/2022 06/07/2022	2,000,000.00	1,897,500.00 0.00	1,897,500.00	3.02	05/15/2026	135	99.29 1,985,859.38	(4,572.10) 1,990,431.48	2.13	Aa1 AA+
91282CCW9	US TREASURY 0.750 08/31/26	08/31/2021 08/31/2021	1,000,000.00	997,798.42 0.00	997,798.42	0.80	08/31/2026	243	98.17 981,679.69	(18,028.10) 999,707.79	1.06	Aa1 AA+
91282CCZ2	US TREASURY 0.875 09/30/26	10/13/2021 10/13/2021	1,000,000.00	990,351.56 0.00	990,351.56	1.08	09/30/2026	273	98.02 980,234.38	(18,316.02) 998,550.40	1.05	Aa1 AA+
91282CDG3	US TREASURY 1.125 10/31/26	02/07/2022 02/07/2022	2,000,000.00	1,941,093.76 0.00	1,941,093.76	1.78	10/31/2026	304	97.99 1,959,765.62	(29,885.18) 1,989,650.80	2.11	Aa1 AA+
912828U24	US TREASURY 2.000 11/15/26	03/14/2022 03/14/2022	2,000,000.00	2,003,593.76 0.00	2,003,593.76	1.96	11/15/2026	319	98.68 1,973,593.76	(27,076.63) 2,000,670.39	2.12	Aa1 AA+
912828X88	US TREASURY 2.375 05/15/27	02/07/2023 02/07/2023	2,000,000.00	1,882,421.88 0.00	1,882,421.88	3.88	05/15/2027	500	98.48 1,969,609.38	7,308.30 1,962,301.08	2.12	Aa1 AA+
91282CFU0	US TREASURY 4.125 10/31/27	02/23/2023 02/23/2023	2,000,000.00	1,992,109.38 0.00	1,992,109.38	4.22	10/31/2027	669	101.11 2,022,187.50	25,270.93 1,996,916.57	2.17	Aa1 AA+
9128283F5	US TREASURY 2.250 11/15/27	07/07/2023 07/07/2023	2,000,000.00	1,823,750.00 0.00	1,823,750.00	4.50	11/15/2027	684	97.78 1,955,546.88	31,229.86 1,924,317.02	2.10	Aa1 AA+
91282CHX2	US TREASURY 4.375 08/31/28	05/23/2024 05/23/2024	2,000,000.00	1,989,687.50 0.00	1,989,687.50	4.51	08/31/2028	974	102.12 2,042,343.76	48,776.33 1,993,567.43	2.20	Aa1 AA+
91282CJA0	US TREASURY 4.625 09/30/28	04/10/2024 04/10/2024	2,000,000.00	2,015,937.50 0.00	2,015,937.50	4.43	09/30/2028	1,004	102.83 2,056,562.50	46,772.72 2,009,789.78	2.21	Aa1 AA+
91282CJA0	US TREASURY 4.625 09/30/28	02/08/2024 02/08/2024	2,000,000.00	2,046,093.76 0.00	2,046,093.76	4.07	09/30/2028	1,004	102.83 2,056,562.50	29,283.97 2,027,278.53	2.21	Aa1 AA+



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
91282CJR3	US TREASURY 3.750 12/31/28	10/29/2024 10/30/2024	1,150,000.00	1,132,525.39 0.00	1,132,525.39	4.15	12/31/2028	1,096	100.57 1,156,558.60	19,130.68 1,137,427.92	1.24	Aa1 AA+
91282CJW2	US TREASURY 4.000 01/31/29	10/29/2024 10/30/2024	1,200,000.00	1,192,921.88 0.00	1,192,921.88	4.15	01/31/2029	1,127	101.28 1,215,375.00	20,506.98 1,194,868.02	1.31	Aa1 AA+
91282CLC3	US TREASURY 4.000 07/31/29	10/29/2024 10/30/2024	1,500,000.00	1,490,449.22 0.00	1,490,449.22	4.15	07/31/2029	1,308	101.30 1,519,570.32	26,769.21 1,492,801.11	1.63	Aa1 AA+
91282CFJ5	US TREASURY 3.125 08/31/29	09/27/2024 09/30/2024	1,500,000.00	1,471,230.47 0.00	1,471,230.47	3.55	08/31/2029	1,339	98.31 1,474,687.50	(3,867.37) 1,478,554.87	1.59	Aa1 AA+
91282CFL0	US TREASURY 3.875 09/30/29	11/06/2024 11/07/2024	1,600,000.00	1,571,750.00 0.00	1,571,750.00	4.28	09/30/2029	1,369	100.85 1,613,625.01	35,239.10 1,578,385.91	1.73	Aa1 AA+
91282CLR0	US TREASURY 4.125 10/31/29	11/06/2024 11/07/2024	1,600,000.00	1,590,125.00 0.00	1,590,125.00	4.26	10/31/2029	1,400	101.72 1,627,500.00	35,094.90 1,592,405.10	1.75	Aa1 AA+
91282CFY2	US TREASURY 3.875 11/30/29	05/13/2025 05/14/2025	2,000,000.00	1,982,812.50 0.00	1,982,812.50	4.08	11/30/2029	1,430	100.84 2,016,718.76	31,505.60 1,985,213.16	2.17	Aa1 AA+
91282CGQ8	US TREASURY 4.000 02/28/30	05/13/2025 05/14/2025	2,000,000.00	1,992,578.13 0.00	1,992,578.13	4.08	02/28/2030	1,520	101.28 2,025,625.00	32,063.50 1,993,561.50	2.18	Aa1 AA+
91282CMU2	US TREASURY 4.000 03/31/30	05/13/2025 05/14/2025	2,000,000.00	1,991,250.00 0.00	1,991,250.00	4.10	03/31/2030	1,551	101.29 2,025,781.26	33,392.09 1,992,389.17	2.18	Aa1 AA+
U.S. TREASURIES TOTAL			34,550,000.00	33,995,980.11 0.00	33,995,980.11	3.66		923	100.34 34,659,386.80	320,598.79 34,338,788.01	37.25	AA+
U.S. AGENCIES												
3130AL7M0	FHLBANKS 0.625 02/24/26 '25	02/24/2021 02/24/2021	2,000,000.00	2,000,000.00 0.00	2,000,000.00	0.63	02/24/2026	55	99.53 1,990,540.00	(9,460.00) 2,000,000.00	2.14	Aa1 AA+
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	02/07/2023 02/07/2023	2,000,000.00	1,972,388.00 0.00	1,972,388.00	4.03	10/26/2026	299	99.97 1,999,460.00	5,528.77 1,993,931.23	2.15	Aa1 AA+
3130AXU63	FHLBANKS 4.625 11/17/26	11/17/2023 11/17/2023	1,000,000.00	998,230.00 0.00	998,230.00	4.69	11/17/2026	321	100.87 1,008,660.00	9,177.41 999,482.59	1.08	Aa1 AA+
3130AQW66	FHLBANKS 2.080 02/25/27 '25	02/25/2022 02/25/2022	1,000,000.00	1,000,000.00 0.00	1,000,000.00	2.08	02/25/2027	421	98.04 980,400.00	(19,600.00) 1,000,000.00	1.05	Aa1 AA+
3130AUSN5	FHLBANKS 3.500 10/01/27	02/07/2023 02/07/2023	2,000,000.00	1,967,600.00 0.00	1,967,600.00	3.89	10/01/2027	639	99.83 1,996,600.00	8,785.91 1,987,814.09	2.15	Aa1 AA+
3130A07B0	FHLBANKS 4.000 09/01/28	10/31/2023 10/31/2023	1,265,000.00	1,214,564.45 0.00	1,214,564.45	4.94	09/01/2028	975	100.99 1,277,536.15	40,369.31 1,237,166.84	1.37	Aa1 AA+
3133EPC45	FED FARM CR BNKS 4.625 11/13/28	11/28/2023 11/28/2023	2,000,000.00	2,009,460.00 0.00	2,009,460.00	4.52	11/13/2028	1,048	102.68 2,053,620.00	48,150.30 2,005,469.70	2.21	Aa1 AA+
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	05/17/2024 05/17/2024	2,000,000.00	2,030,572.00 0.00	2,030,572.00	4.40	04/30/2029	1,216	103.41 2,068,180.00	47,626.44 2,020,553.56	2.22	Aa1 AA+
880591FE7	TVA 3.875 08/01/30	08/18/2025 08/19/2025	1,650,000.00	1,644,472.50 1,953.65	1,646,426.15	3.95	08/01/2030	1,674	100.39 1,656,418.50	11,533.27 1,644,885.23	1.78	Aa1 AA+
U.S. AGENCIES TOTAL			14,915,000.00	14,837,286.95 1,953.65	14,839,240.60	3.66		759	100.80 15,031,414.65	142,111.43 14,889,303.22	16.16	AA+
NEGOTIABLE CD'S												



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
02007GM42	ALLY BANK 5.050 03/23/26	03/23/2023 03/23/2023	248,000.00	247,752.00 0.00	247,752.00	5.09	03/23/2026	82	99.98 247,953.50	(28.13) 247,981.64	0.27	NA NA
02589AEN8	AM EX BK 5.000 03/23/26	03/22/2023 03/22/2023	248,000.00	247,752.00 0.00	247,752.00	5.04	03/23/2026	82	100.26 248,644.80	663.15 247,981.65	0.27	NA NA
910286GB3	UNITED FIDELITY 5.000 03/30/26	03/30/2023 03/30/2023	248,000.00	248,000.00 0.00	248,000.00	5.00	03/30/2026	89	100.30 248,731.60	731.60 248,000.00	0.27	NA NA
795451AK9	SALLIE MAE BNK 1.100 08/11/26	08/11/2021 08/11/2021	248,000.00	248,000.00 0.00	248,000.00	1.10	08/11/2026	223	98.48 244,218.00	(3,782.00) 248,000.00	0.26	NA NA
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	11/06/2023 11/06/2023	248,000.00	247,628.00 0.00	247,628.00	5.15	11/03/2026	307	100.09 248,224.41	328.70 247,895.71	0.27	NA NA
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	08/05/2024 08/14/2024	248,000.00	247,628.00 0.00	247,628.00	4.10	08/13/2027	590	100.79 249,951.76	2,152.24 247,799.52	0.27	NA NA
32114VCH8	FIRST BK MCH 4.600 03/15/28	03/15/2023 03/15/2023	248,000.00	248,000.00 0.00	248,000.00	4.60	03/15/2028	805	99.60 247,004.48	(995.52) 248,000.00	0.27	NA NA
062119BK7	BANK FIVE 4.650 03/20/28	03/20/2023 03/20/2023	248,000.00	248,000.00 0.00	248,000.00	4.65	03/20/2028	810	102.35 253,820.56	5,820.56 248,000.00	0.27	NA NA
2546732U9	CAPITL ONE NA 5.000 03/21/28	03/22/2023 03/22/2023	248,000.00	247,456.88 0.00	247,456.88	5.05	03/21/2028	811	100.39 248,969.72	1,210.83 247,758.88	0.27	NA NA
12547CAX6	CIBC BANK 4.450 04/13/28	04/14/2023 04/14/2023	248,000.00	247,380.00 0.00	247,380.00	4.51	04/13/2028	834	99.30 246,255.81	(1,461.13) 247,716.94	0.26	NA NA
857894Q77	STEARNS BANK 4.050 08/14/28	08/02/2024 08/13/2024	248,000.00	247,752.00 0.00	247,752.00	4.08	08/14/2028	957	99.93 247,837.83	0.12 247,837.72	0.27	NA NA
949764HK3	WELLS FARGO BANK 5.050 11/07/28	11/07/2023 11/07/2023	248,000.00	247,451.92 0.00	247,451.92	5.10	11/07/2028	1,042	100.81 250,008.33	2,320.83 247,687.50	0.27	NA NA
90355GHQ2	UBS USA 5.000 11/08/28	11/08/2023 11/08/2023	248,000.00	247,451.92 0.00	247,451.92	5.05	11/08/2028	1,043	100.68 249,693.56	2,006.36 247,687.20	0.27	NA NA
61768EE82	MORGAN PVT BNK 5.050 11/08/28	11/08/2023 11/08/2023	248,000.00	247,456.88 0.00	247,456.88	5.05	11/08/2028	1,043	100.78 249,926.17	2,236.14 247,690.03	0.27	NA NA
NEGOTIABLE CD'S TOTAL			3,472,000.00	3,467,709.60 0.00	3,467,709.60	4.55		624	100.27 3,481,240.53	11,203.75 3,470,036.78	3.74	NA
CORPORATE BONDS												
857477AW3	STATE STREET 2.650 05/19/26	05/19/2025 05/20/2025	1,500,000.00	1,476,600.00 0.00	1,476,600.00	4.26	05/19/2026	139	99.52 1,492,815.00	1,686.43 1,491,128.57	1.60	Aa3 A
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	06/10/2024 06/11/2024	1,000,000.00	986,000.00 0.00	986,000.00	5.02	09/20/2027	628	101.23 1,012,290.00	19,636.30 992,653.70	1.09	A1 A+
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	12/08/2023 12/08/2023	1,000,000.00	939,580.00 0.00	939,580.00	4.98	10/21/2027	659	99.10 991,040.00	19,211.50 971,828.50	1.07	A1 A-
592179KF1	METLIFE GBL FDG 5.050 01/06/28 MTN	12/08/2023 12/08/2023	1,158,000.00	1,156,135.62 0.00	1,156,135.62	5.09	01/06/2028	736	102.03 1,181,542.14	24,462.74 1,157,079.40	1.27	Aa3 AA-



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
931142FN8	WALMART 4.350 04/28/30 '30	05/13/2025 05/14/2025	1,500,000.00	1,501,425.00 0.00	1,501,425.00	4.33	04/28/2030	1,579	101.63 1,524,480.00	23,240.83 1,501,239.17	1.64	Aa2 AA
037833EZ9	APPLE 4.200 05/12/30 '30	05/13/2025 05/14/2025	1,500,000.00	1,488,735.00 0.00	1,488,735.00	4.37	05/12/2030	1,593	101.10 1,516,485.00	26,317.17 1,490,167.83	1.63	Aaa AA+
023135BS4	AMAZON.COM 1.500 06/03/30 '30	08/18/2025 08/19/2025	1,500,000.00	1,334,550.00 0.00	1,334,550.00	4.06	06/03/2030	1,615	90.11 1,351,590.00	4,269.42 1,347,320.58	1.45	A1 AA
CORPORATE BONDS TOTAL			9,158,000.00	8,883,025.62 0.00	8,883,025.62	4.53		1,033	99.21 9,070,242.14	118,824.39 8,951,417.75	9.75	A+
SUPRANATIONAL												
45818WFN1	IDB 4.850 07/19/27 MTN	05/24/2024 05/24/2024	2,000,000.00	2,008,860.00 0.00	2,008,860.00	4.70	07/19/2027	565	101.35 2,027,000.00	22,650.69 2,004,349.31	2.18	Aaa AAA
459058LN1	IBRD 3.875 10/16/29 MTN	11/14/2024 11/15/2024	1,500,000.00	1,469,736.00 0.00	1,469,736.00	4.33	10/16/2029	1,385	100.77 1,511,490.00	34,811.48 1,476,678.52	1.62	Aaa AAA
SUPRANATIONAL TOTAL			3,500,000.00	3,478,596.00 0.00	3,478,596.00	4.54		915	101.10 3,538,490.00	57,462.17 3,481,027.83	3.80	AAA
CITY OF SAN RAMON, CA TOTAL			92,864,487.98	91,846,503.93 1,953.65	91,848,457.58	3.84		627	93,037,158.10	650,200.52 92,386,957.58	100.00	AA+
GRAND TOTAL			92,864,487.98	91,846,503.93 1,953.65	91,848,457.58	3.84		627	93,037,158.10	650,200.52 92,386,957.58	100.00	AA+



Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
CITY OF SAN RAMON, CA									
02007GM42	ALLY BANK 5.050 03/23/26	248,000.00	247,752.00	(248.00)	247,974.61	7.03	247,981.64	229.64	(18.36)
02589AEN8	AM EX BK 5.000 03/23/26	248,000.00	247,752.00	(248.00)	247,974.63	7.02	247,981.65	229.65	(18.35)
023135BS4	AMAZON.COM 1.500 06/03/30 '30	1,500,000.00	1,334,550.00	(165,450.00)	1,344,388.08	2,932.50	1,347,320.58	12,770.58	(152,679.42)
037833EZ9	APPLE 4.200 05/12/30 '30	1,500,000.00	1,488,735.00	(11,265.00)	1,489,976.37	191.46	1,490,167.83	1,432.83	(9,832.17)
062119BK7	BANK FIVE 4.650 03/20/28	248,000.00	248,000.00	0.00	248,000.00	0.00	248,000.00	0.00	0.00
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	1,000,000.00	939,580.00	(60,420.00)	970,501.27	1,327.23	971,828.50	32,248.50	(28,171.50)
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	248,000.00	247,628.00	(372.00)	247,885.15	10.57	247,895.71	267.71	(104.29)
2546732U9	CAPITL ONE NA 5.000 03/21/28	248,000.00	247,456.88	(543.12)	247,749.65	9.23	247,758.88	302.00	(241.12)
12547CAX6	CIBC BANK 4.450 04/13/28	248,000.00	247,380.00	(620.00)	247,706.40	10.53	247,716.94	336.94	(283.06)
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	248,000.00	247,628.00	(372.00)	247,788.97	10.55	247,799.52	171.52	(200.48)
22533TZS8	Credit Agricole Corporate And Investment Bank, New 0.0 12/26/2025	1,250,000.00	1,211,568.06	(38,431.94)	1,246,414.93	3,585.07	0.00	38,431.94	0.00
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	2,000,000.00	1,972,388.00	(27,612.00)	1,993,299.91	631.32	1,993,931.23	21,543.23	(6,068.77)
3133EPC45	FED FARM CR BNKS 4.625 11/13/28	2,000,000.00	2,009,460.00	9,460.00	2,005,631.65	(161.95)	2,005,469.70	(3,990.30)	5,469.70
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	2,000,000.00	2,030,572.00	30,572.00	2,021,077.97	(524.41)	2,020,553.56	(10,018.44)	20,553.56
3130AL7M0	FHLBANKS 0.625 02/24/26 '25	2,000,000.00	2,000,000.00	0.00	2,000,000.00	0.00	2,000,000.00	0.00	0.00
3130AQW66	FHLBANKS 2.080 02/25/27 '25	1,000,000.00	1,000,000.00	0.00	1,000,000.00	0.00	1,000,000.00	0.00	0.00
3130AUSN5	FHLBANKS 3.500 10/01/27	2,000,000.00	1,967,600.00	(32,400.00)	1,987,221.99	592.11	1,987,814.09	20,214.09	(12,185.91)
3130A07B0	FHLBANKS 4.000 09/01/28	1,265,000.00	1,214,564.45	(50,435.55)	1,236,280.98	885.86	1,237,166.84	22,602.39	(27,833.16)
3130AXU63	FHLBANKS 4.625 11/17/26	1,000,000.00	998,230.00	(1,770.00)	999,432.46	50.12	999,482.59	1,252.59	(517.41)
32114VCH8	FIRST BK MCH 4.600 03/15/28	248,000.00	248,000.00	0.00	248,000.00	0.00	248,000.00	0.00	0.00
459058LN1	IBRD 3.875 10/16/29 MTN	1,500,000.00	1,469,736.00	(30,264.00)	1,476,156.15	522.37	1,476,678.52	6,942.52	(23,321.48)
45818WFN1	IDB 4.850 07/19/27 MTN	2,000,000.00	2,008,860.00	8,860.00	2,004,588.37	(239.06)	2,004,349.31	(4,510.69)	4,349.31
53948BB99	LLOYDS BK NY BR 02/09/26	1,500,000.00	1,452,741.67	(47,258.33)	1,487,516.67	5,528.33	1,493,045.00	40,303.33	(6,955.00)
592179KF1	METLIFE GBL FDG 5.050 01/06/28 MTN	1,158,000.00	1,156,135.62	(1,864.38)	1,157,040.57	38.83	1,157,079.40	943.78	(920.60)
61768EE82	MORGAN PVT BNK 5.050 11/08/28	248,000.00	247,456.88	(543.12)	247,680.80	9.22	247,690.03	233.15	(309.97)
62479MBD4	MUFG BANK NY 02/13/26	1,200,000.00	1,161,676.00	(38,324.00)	1,189,418.00	4,433.00	1,193,851.00	32,175.00	(6,149.00)
637639AE5	NATIONAL SECURITIES CLEARING CORP 0.75 12/07/2025	1,000,000.00	1,004,130.00	4,130.00	1,000,000.00	0.00	0.00	(4,130.00)	0.00



Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
795451AK9	SALLIE MAE BNK 1.100 08/11/26	248,000.00	248,000.00	0.00	248,000.00	0.00	248,000.00	0.00	0.00
857477AW3	STATE STREET 2.650 05/19/26	1,500,000.00	1,476,600.00	(23,400.00)	1,489,135.71	1,992.86	1,491,128.57	14,528.57	(8,871.43)
857894Q77	STEARNS BANK 4.050 08/14/28	248,000.00	247,752.00	(248.00)	247,832.45	5.26	247,837.72	85.72	(162.28)
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	1,000,000.00	986,000.00	(14,000.00)	992,290.48	363.21	992,653.70	6,653.70	(7,346.30)
880591FE7	TVA 3.875 08/01/30	1,650,000.00	1,644,472.50	(5,527.50)	1,644,790.45	94.77	1,644,885.23	412.73	(5,114.77)
90355GHQ2	UBS USA 5.000 11/08/28	248,000.00	247,451.92	(548.08)	247,677.90	9.31	247,687.20	235.28	(312.80)
910286GB3	UNITED FIDELITY 5.000 03/30/26	248,000.00	248,000.00	0.00	248,000.00	0.00	248,000.00	0.00	0.00
91282CCW9	US TREASURY 0.750 08/31/26	1,000,000.00	997,798.42	(2,201.58)	999,670.36	37.43	999,707.79	1,909.37	(292.21)
91282CCZ2	US TREASURY 0.875 09/30/26	1,000,000.00	990,351.56	(9,648.44)	998,385.18	165.21	998,550.40	8,198.84	(1,449.60)
91282CDG3	US TREASURY 1.125 10/31/26	2,000,000.00	1,941,093.76	(58,906.24)	1,988,591.97	1,058.83	1,989,650.80	48,557.04	(10,349.20)
912828R36	US TREASURY 1.625 05/15/26	2,000,000.00	1,897,500.00	(102,500.00)	1,988,217.87	2,213.61	1,990,431.48	92,931.48	(9,568.52)
912828U24	US TREASURY 2.000 11/15/26	2,000,000.00	2,003,593.76	3,593.76	2,000,735.74	(65.35)	2,000,670.39	(2,923.37)	670.39
9128283F5	US TREASURY 2.250 11/15/27	2,000,000.00	1,823,750.00	(176,250.00)	1,920,881.92	3,435.10	1,924,317.02	100,567.02	(75,682.98)
912828X88	US TREASURY 2.375 05/15/27	2,000,000.00	1,882,421.88	(117,578.12)	1,959,959.07	2,342.02	1,962,301.08	79,879.20	(37,698.92)
91282CFJ5	US TREASURY 3.125 08/31/29	1,500,000.00	1,471,230.47	(28,769.53)	1,478,058.01	496.86	1,478,554.87	7,324.40	(21,445.13)
91282CJR3	US TREASURY 3.750 12/31/28	1,150,000.00	1,132,525.39	(17,474.61)	1,137,072.00	355.92	1,137,427.92	4,902.53	(12,572.08)
91282CFL0	US TREASURY 3.875 09/30/29	1,600,000.00	1,571,750.00	(28,250.00)	1,577,896.11	489.79	1,578,385.91	6,635.91	(21,614.09)
91282CFY2	US TREASURY 3.875 11/30/29	2,000,000.00	1,982,812.50	(17,187.50)	1,984,892.38	320.78	1,985,213.16	2,400.66	(14,786.84)
91282CJW2	US TREASURY 4.000 01/31/29	1,200,000.00	1,192,921.88	(7,078.12)	1,194,726.73	141.29	1,194,868.02	1,946.14	(5,131.98)
91282CGQ8	US TREASURY 4.000 02/28/30	2,000,000.00	1,992,578.13	(7,421.87)	1,993,430.10	131.40	1,993,561.50	983.37	(6,438.50)
91282CMU2	US TREASURY 4.000 03/31/30	2,000,000.00	1,991,250.00	(8,750.00)	1,992,236.95	152.22	1,992,389.17	1,139.17	(7,610.83)
91282CLC3	US TREASURY 4.000 07/31/29	1,500,000.00	1,490,449.22	(9,550.78)	1,492,630.36	170.75	1,492,801.11	2,351.89	(7,198.89)
91282CFU0	US TREASURY 4.125 10/31/27	2,000,000.00	1,992,109.38	(7,890.62)	1,996,773.48	143.09	1,996,916.57	4,807.19	(3,083.43)
91282CLR0	US TREASURY 4.125 10/31/29	1,600,000.00	1,590,125.00	(9,875.00)	1,592,236.81	168.29	1,592,405.10	2,280.10	(7,594.90)
91282CHX2	US TREASURY 4.375 08/31/28	2,000,000.00	1,989,687.50	(10,312.50)	1,993,362.49	204.94	1,993,567.43	3,879.93	(6,432.57)
91282CJA0	US TREASURY 4.625 09/30/28	2,000,000.00	2,046,093.76	46,093.76	2,028,121.63	(843.11)	2,027,278.53	(18,815.23)	27,278.53
91282CJA0	US TREASURY 4.625 09/30/28	2,000,000.00	2,015,937.50	15,937.50	2,010,092.35	(302.58)	2,009,789.78	(6,147.72)	9,789.78
931142FN8	WALMART 4.350 04/28/30 '30	1,500,000.00	1,501,425.00	1,425.00	1,501,264.00	(24.83)	1,501,239.17	(185.83)	1,239.17
949764HK3	WELLS FARGO BANK 5.050 11/07/28	248,000.00	247,451.92	(548.08)	247,678.20	9.31	247,687.50	235.58	(312.50)



Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
TOTAL		70,545,000.00	69,492,714.01	(1,056,415.99)	70,034,346.28	33,123.32	67,817,469.60	574,755.59	(477,530.40)
GRAND TOTAL		70,545,000.00	69,492,714.01	(1,056,415.99)	70,034,346.28	33,123.32	67,817,469.60	574,755.59	(477,530.40)



Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
CITY OF SAN RAMON, CA									
02007GM42	ALLY BANK 5.050 03/23/26	2023-03-23	248,000.00	247,752.00	2,367.55	0.00	1,063.68	0.00	3,431.23
02589AEN8	AM EX BK 5.000 03/23/26	2023-03-22	248,000.00	247,752.00	2,344.11	0.00	1,053.15	0.00	3,397.26
023135BS4	AMAZON.COM 1.500 06/03/30 '30	2025-08-19	1,500,000.00	1,334,550.00	11,125.00	0.00	1,875.00	11,250.00	1,750.00
037833EZ9	APPLE 4.200 05/12/30 '30	2025-05-14	1,500,000.00	1,488,735.00	3,325.00	0.00	5,250.00	0.00	8,575.00
062119BK7	BANK FIVE 4.650 03/20/28	2023-03-20	248,000.00	248,000.00	347.54	0.00	979.43	947.84	379.13
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	2023-12-08	1,000,000.00	939,580.00	3,608.89	0.00	2,706.67	0.00	6,315.56
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	2023-11-06	248,000.00	247,628.00	970.26	0.00	1,074.21	1,039.56	1,004.91
2546732U9	CAPITL ONE NA 5.000 03/21/28	2023-03-22	248,000.00	247,456.88	2,378.08	0.00	1,053.15	0.00	3,431.23
12547CAX6	CIBC BANK 4.450 04/13/28	2023-04-14	248,000.00	247,380.00	1,451.31	0.00	937.30	0.00	2,388.61
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	2024-08-14	248,000.00	247,628.00	2,999.44	0.00	853.05	0.00	3,852.49
CALAIF	California LAIF	2025-12-31	686,518.39	686,518.39	0.00	0.00	0.00	0.00	0.00
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	2023-02-07	2,000,000.00	1,972,388.00	7,048.61	0.00	6,041.67	0.00	13,090.28
3133EPC45	FED FARM CR BNKS 4.625 11/13/28	2023-11-28	2,000,000.00	2,009,460.00	4,625.00	0.00	7,708.33	0.00	12,333.33
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	2024-05-17	2,000,000.00	2,030,572.00	8,180.56	0.00	7,916.67	0.00	16,097.22
3130AL7M0	FHLBANKS 0.625 02/24/26 '25	2021-02-24	2,000,000.00	2,000,000.00	3,368.06	0.00	1,041.67	0.00	4,409.72
3130AQW66	FHLBANKS 2.080 02/25/27 '25	2022-02-25	1,000,000.00	1,000,000.00	5,546.67	0.00	1,733.33	0.00	7,280.00
3130AUSN5	FHLBANKS 3.500 10/01/27	2023-02-07	2,000,000.00	1,967,600.00	11,666.67	0.00	5,833.33	0.00	17,500.00
3130A07B0	FHLBANKS 4.000 09/01/28	2023-10-31	1,265,000.00	1,214,564.45	12,650.00	0.00	4,216.67	0.00	16,866.67
3130AXU63	FHLBANKS 4.625 11/17/26	2023-11-17	1,000,000.00	998,230.00	1,798.61	0.00	3,854.17	0.00	5,652.78
316175108	FIDELITY IMM:GOVT;I	2025-12-31	23,882,969.59	23,882,969.59	26,002.18	0.00	45,989.25	26,002.18	45,989.25
32114VCH8	FIRST BK MCH 4.600 03/15/28	2023-03-15	248,000.00	248,000.00	500.08	0.00	968.89	937.64	531.33
459058LN1	IBRD 3.875 10/16/29 MTN	2024-11-15	1,500,000.00	1,469,736.00	7,260.00	0.00	4,845.00	0.00	12,105.00
45818WFN1	IDB 4.850 07/19/27 MTN	2024-05-24	2,000,000.00	2,008,860.00	35,566.67	0.00	8,083.33	0.00	43,650.00
53948BB99	LLOYDS BK NY BR 02/09/26	2025-05-20	1,500,000.00	1,452,741.67	0.00	0.00	0.00	0.00	0.00
592179KF1	METLIFE GBL FDG 5.050 01/06/28 MTN	2023-12-08	1,158,000.00	1,156,135.62	23,554.04	0.00	4,873.25	0.00	28,427.29
61768EE82	MORGAN PVT BNK 5.050 11/08/28	2023-11-08	248,000.00	247,456.88	789.18	0.00	1,063.68	0.00	1,852.87
62479MBD4	MUFG BANK NY 02/13/26	2025-05-21	1,200,000.00	1,161,676.00	0.00	0.00	0.00	0.00	0.00



Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
637639AE5	NATIONAL SECURITIES CLEARING CORP 0.75 12/07/2025	2021-01-07	0.00	0.00	3,625.00	0.00	125.00	3,750.00	0.00
795451AK9	SALLIE MAE BNK 1.00 08/11/26	2021-08-11	248,000.00	248,000.00	837.08	0.00	231.69	0.00	1,068.78
857477AW3	STATE STREET 2.650 05/19/26	2025-05-20	1,500,000.00	1,476,600.00	1,325.00	0.00	3,312.50	0.00	4,637.50
857894Q77	STEARNS BANK 4.050 08/14/28	2024-08-13	248,000.00	247,752.00	3,026.96	0.00	853.05	0.00	3,880.01
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	2024-06-11	1,000,000.00	986,000.00	8,973.61	0.00	3,791.67	0.00	12,765.28
880591FE7	TVA 3.875 08/01/30	2025-08-19	1,650,000.00	1,644,472.50	20,069.27	0.00	5,328.13	0.00	25,397.40
90355GHQ2	UBS USA 5.000 11/08/28	2023-11-08	248,000.00	247,451.92	781.37	0.00	1,053.15	1,019.18	815.34
910286GB3	UNITED FIDELITY 5.000 03/30/26	2023-03-30	248,000.00	248,000.00	1,087.12	0.00	1,053.15	2,072.33	67.95
91282CCW9	US TREASURY 0.750 08/31/26	2021-08-31	1,000,000.00	997,798.42	1,906.08	0.00	642.27	0.00	2,548.34
91282CCZ2	US TREASURY 0.875 09/30/26	2021-10-13	1,000,000.00	990,351.56	1,490.38	0.00	745.19	0.00	2,235.58
91282CDG3	US TREASURY 1.125 10/31/26	2022-02-07	2,000,000.00	1,941,093.76	1,926.80	0.00	1,926.80	0.00	3,853.59
912828R36	US TREASURY 1.625 05/15/26	2022-06-07	2,000,000.00	1,897,500.00	1,436.46	0.00	2,783.15	0.00	4,219.61
912828U24	US TREASURY 2.000 11/15/26	2022-03-14	2,000,000.00	2,003,593.76	1,767.96	0.00	3,425.41	0.00	5,193.37
9128283F5	US TREASURY 2.250 11/15/27	2023-07-07	2,000,000.00	1,823,750.00	1,988.95	0.00	3,853.59	0.00	5,842.54
912828X88	US TREASURY 2.375 05/15/27	2023-02-07	2,000,000.00	1,882,421.88	2,099.45	0.00	4,067.68	0.00	6,167.13
91282CFJ5	US TREASURY 3.125 08/31/29	2024-09-30	1,500,000.00	1,471,230.47	11,912.98	0.00	4,014.16	0.00	15,927.14
91282CJR3	US TREASURY 3.750 12/31/28	2024-10-30	1,150,000.00	1,132,525.39	18,046.88	0.00	3,634.75	21,562.50	119.13
91282CFL0	US TREASURY 3.875 09/30/29	2024-11-07	1,600,000.00	1,571,750.00	10,560.44	0.00	5,280.22	0.00	15,840.66
91282CFY2	US TREASURY 3.875 11/30/29	2025-05-14	2,000,000.00	1,982,812.50	38,962.91	0.00	6,600.27	38,750.00	6,813.19
91282CJW2	US TREASURY 4.000 01/31/29	2024-10-30	1,200,000.00	1,192,921.88	16,043.48	0.00	4,043.48	0.00	20,086.96
91282CGQ8	US TREASURY 4.000 02/28/30	2025-05-14	2,000,000.00	1,992,578.13	20,331.49	0.00	6,850.83	0.00	27,182.32
91282CMU2	US TREASURY 4.000 03/31/30	2025-05-14	2,000,000.00	1,991,250.00	13,626.37	0.00	6,813.19	0.00	20,439.56
91282CLC3	US TREASURY 4.000 07/31/29	2024-10-30	1,500,000.00	1,490,449.22	20,054.35	0.00	5,054.35	0.00	25,108.70
91282CFU0	US TREASURY 4.125 10/31/27	2023-02-23	2,000,000.00	1,992,109.38	7,064.92	0.00	7,064.92	0.00	14,129.83
91282CLR0	US TREASURY 4.125 10/31/29	2024-11-07	1,600,000.00	1,590,125.00	5,651.93	0.00	5,651.93	0.00	11,303.87
91282CHX2	US TREASURY 4.375 08/31/28	2024-05-23	2,000,000.00	1,989,687.50	22,237.57	0.00	7,493.09	0.00	29,730.66
91282CJA0	US TREASURY 4.625 09/30/28	2024-04-10	2,000,000.00	2,015,937.50	15,755.49	0.00	7,877.75	0.00	23,633.24
91282CJA0	US TREASURY 4.625 09/30/28	2024-02-08	2,000,000.00	2,046,093.76	15,755.49	0.00	7,877.75	0.00	23,633.24



Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
931142FN8	WALMART 4.350 04/28/30 '30	2025-05-14	1,500,000.00	1,501,425.00	5,981.25	0.00	5,437.50	0.00	11,418.75
949764HK3	WELLS FARGO BANK 5.050 11/07/28	2023-11-07	248,000.00	247,451.92	823.50	0.00	1,063.68	1,029.37	857.81
TOTAL			92,864,487.98	91,846,503.93	454,624.04	0.00	238,965.20	108,360.60	585,228.64
GRAND TOTAL			92,864,487.98	91,846,503.93	454,624.04	0.00	238,965.20	108,360.60	585,228.64

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
CITY OF SAN RAMON, CA											
02007GM42	ALLY BANK 5.050 03/23/26	248,000.00	247,974.61	247,981.64	03/23/2026	5.05	5.09	1,063.68	7.03	0.00	1,070.71
023135BS4	AMAZON.COM 1.500 06/03/30 '30	1,500,000.00	1,344,388.08	1,347,320.58	06/03/2030	1.50	4.06	1,875.00	2,932.50	0.00	4,807.50
02589AEN8	AMEX BK 5.000 03/23/26	248,000.00	247,974.63	247,981.65	03/23/2026	5.00	5.04	1,053.15	7.02	0.00	1,060.17
037833EZ9	APPLE 4.200 05/12/30 '30	1,500,000.00	1,489,976.37	1,490,167.83	05/12/2030	4.20	4.37	5,250.00	191.46	0.00	5,441.46
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	1,000,000.00	970,501.27	971,828.50	10/21/2027	3.25	4.98	2,706.67	1,327.23	0.00	4,033.90
062119BK7	BANK FIVE 4.650 03/20/28	248,000.00	248,000.00	248,000.00	03/20/2028	4.65	4.65	979.43	0.00	0.00	979.43
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	248,000.00	247,885.15	247,895.71	11/03/2026	5.10	5.15	1,074.21	10.57	0.00	1,084.78
12547CAX6	CIBC BANK 4.450 04/13/28	248,000.00	247,706.40	247,716.94	04/13/2028	4.45	4.51	937.30	10.53	0.00	947.84
22533TZS8	Credit Agricole Corporate And Investment Bank, New 0.0 12/26/2025	0.00	1,246,414.93	0.00	12/26/2025	0.00	4.26	0.00	3,585.07	0.00	3,585.07
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	248,000.00	247,788.97	247,799.52	08/13/2027	4.05	4.10	853.05	10.55	0.00	863.60
2546732U9	CAPITL ONE NA 5.000 03/21/28	248,000.00	247,749.65	247,758.88	03/21/2028	5.00	5.05	1,053.15	9.23	0.00	1,062.38
3130A07B0	FHLBANKS 4.000 09/01/28	1,265,000.00	1,236,280.98	1,237,166.84	09/01/2028	4.00	4.94	4,216.67	885.86	0.00	5,102.53
3130AL7M0	FHLBANKS 0.625 02/24/26 '25	2,000,000.00	2,000,000.00	2,000,000.00	02/24/2026	0.63	0.63	1,041.67	0.00	0.00	1,041.67
3130AQW66	FHLBANKS 2.080 02/25/27 '25	1,000,000.00	1,000,000.00	1,000,000.00	02/25/2027	2.08	2.08	1,733.33	0.00	0.00	1,733.33
3130AUSN5	FHLBANKS 3.500 10/01/27	2,000,000.00	1,987,221.99	1,987,814.09	10/01/2027	3.50	3.89	5,833.33	592.11	0.00	6,425.44
3130AXU63	FHLBANKS 4.625 11/17/26	1,000,000.00	999,432.46	999,482.59	11/17/2026	4.63	4.69	3,854.17	50.12	0.00	3,904.29
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	2,000,000.00	1,993,299.91	1,993,931.23	10/26/2026	3.63	4.03	6,041.67	631.32	0.00	6,672.98
3133EPC45	FED FARM CR BNKS 4.625 11/13/28	2,000,000.00	2,005,631.65	2,005,469.70	11/13/2028	4.63	4.52	7,708.33	(161.95)	0.00	7,546.38
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	2,000,000.00	2,021,077.97	2,020,553.56	04/30/2029	4.75	4.40	7,916.67	(524.41)	0.00	7,392.25
316175108	FIDELITY IMM:GOVT;I	23,882,969.59	10,524,608.99	23,882,969.59	12/31/2025	3.68	3.66	45,989.25	0.00	0.00	45,989.25
32114VCH8	FIRST BK MCH 4.600 03/15/28	248,000.00	248,000.00	248,000.00	03/15/2028	4.60	4.60	968.89	0.00	0.00	968.89
45818WFN1	IDB 4.850 07/19/27 MTN	2,000,000.00	2,004,588.37	2,004,349.31	07/19/2027	4.85	4.70	8,083.33	(239.06)	0.00	7,844.28
459058LN1	IBRD 3.875 10/16/29 MTN	1,500,000.00	1,476,156.15	1,476,678.52	10/16/2029	3.88	4.33	4,845.00	522.37	0.00	5,367.37
53948BB99	LLOYDS BK NY BR 02/09/26	1,500,000.00	1,487,516.67	1,493,045.00	02/09/2026	0.00	4.42	0.00	5,528.33	0.00	5,528.33
592179KF1	METLIFE GBL FDG 5.050 01/06/28 MTN	1,158,000.00	1,157,040.57	1,157,079.40	01/06/2028	5.05	5.09	4,873.25	38.83	0.00	4,912.08

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
61768EE82	MORGAN PVT BNK 5.050 11/08/28	248,000.00	247,680.80	247,690.03	11/08/2028	5.05	5.05	1,063.68	9.22	0.00	1,072.90
62479MBD4	MUFG BANK NY 02/13/26	1,200,000.00	1,189,418.00	1,193,851.00	02/13/2026	0.00	4.43	0.00	4,433.00	0.00	4,433.00
637639AE5	NATIONAL SECURITIES CLEARING CORP 0.75 12/07/2025	0.00	1,000,000.00	0.00	12/07/2025	0.75	0.66	125.00	0.00	0.00	125.00
795451AK9	SALLIE MAE BNK 1.100 08/11/26	248,000.00	248,000.00	248,000.00	08/11/2026	1.10	1.10	231.69	0.00	0.00	231.69
857477AW3	STATE STREET 2.650 05/19/26	1,500,000.00	1,489,135.71	1,491,128.57	05/19/2026	2.65	4.26	3,312.50	1,992.86	0.00	5,305.36
857894Q77	STEARNS BANK 4.050 08/14/28	248,000.00	247,832.45	247,837.72	08/14/2028	4.05	4.08	853.05	5.26	0.00	858.31
880591FE7	TVA 3.875 08/01/30	1,650,000.00	1,644,790.45	1,644,885.23	08/01/2030	3.88	3.95	5,328.13	94.77	0.00	5,422.90
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	1,000,000.00	992,290.48	992,653.70	09/20/2027	4.55	5.02	3,791.67	363.21	0.00	4,154.88
90355GHQ2	UBS USA 5.000 11/08/28	248,000.00	247,677.90	247,687.20	11/08/2028	5.00	5.05	1,053.15	9.31	0.00	1,062.46
910286GB3	UNITED FIDELITY 5.000 03/30/26	248,000.00	248,000.00	248,000.00	03/30/2026	5.00	5.00	1,053.15	0.00	0.00	1,053.15
9128283F5	US TREASURY 2.250 11/15/27	2,000,000.00	1,920,881.92	1,924,317.02	11/15/2027	2.25	4.50	3,853.59	3,435.10	0.00	7,288.69
912828R36	US TREASURY 1.625 05/15/26	2,000,000.00	1,988,217.87	1,990,431.48	05/15/2026	1.63	3.02	2,783.15	2,213.61	0.00	4,996.76
912828U24	US TREASURY 2.000 11/15/26	2,000,000.00	2,000,735.74	2,000,670.39	11/15/2026	2.00	1.96	3,425.41	(65.35)	0.00	3,360.06
912828X88	US TREASURY 2.375 05/15/27	2,000,000.00	1,959,959.07	1,962,301.08	05/15/2027	2.38	3.88	4,067.68	2,342.02	0.00	6,409.70
91282CCW9	US TREASURY 0.750 08/31/26	1,000,000.00	999,670.36	999,707.79	08/31/2026	0.75	0.80	642.27	37.43	0.00	679.70
91282CCZ2	US TREASURY 0.875 09/30/26	1,000,000.00	998,385.18	998,550.40	09/30/2026	0.88	1.08	745.19	165.21	0.00	910.40
91282CDG3	US TREASURY 1.125 10/31/26	2,000,000.00	1,988,591.97	1,989,650.80	10/31/2026	1.13	1.78	1,926.80	1,058.83	0.00	2,985.63
91282CFJ5	US TREASURY 3.125 08/31/29	1,500,000.00	1,478,058.01	1,478,554.87	08/31/2029	3.13	3.55	4,014.16	496.86	0.00	4,511.02
91282CFLO	US TREASURY 3.875 09/30/29	1,600,000.00	1,577,896.11	1,578,385.91	09/30/2029	3.88	4.28	5,280.22	489.79	0.00	5,770.01
91282CFU0	US TREASURY 4.125 10/31/27	2,000,000.00	1,996,773.48	1,996,916.57	10/31/2027	4.13	4.22	7,064.92	143.09	0.00	7,208.01
91282CFY2	US TREASURY 3.875 11/30/29	2,000,000.00	1,984,892.38	1,985,213.16	11/30/2029	3.88	4.08	6,600.27	320.78	0.00	6,921.05
91282CGQ8	US TREASURY 4.000 02/28/30	2,000,000.00	1,993,430.10	1,993,561.50	02/28/2030	4.00	4.08	6,850.83	131.40	0.00	6,982.23
91282CHX2	US TREASURY 4.375 08/31/28	2,000,000.00	1,993,362.49	1,993,567.43	08/31/2028	4.38	4.51	7,493.09	204.94	0.00	7,698.04
91282CJA0	US TREASURY 4.625 09/30/28	2,000,000.00	2,028,121.63	2,027,278.53	09/30/2028	4.63	4.07	7,877.75	(843.11)	0.00	7,034.64
91282CJA0	US TREASURY 4.625 09/30/28	2,000,000.00	2,010,092.35	2,009,789.78	09/30/2028	4.63	4.43	7,877.75	(302.58)	0.00	7,575.17
91282CJR3	US TREASURY 3.750 12/31/28	1,150,000.00	1,137,072.00	1,137,427.92	12/31/2028	3.75	4.15	3,634.75	355.92	0.00	3,990.68
91282CJW2	US TREASURY 4.000 01/31/29	1,200,000.00	1,194,726.73	1,194,868.02	01/31/2029	4.00	4.15	4,043.48	141.29	0.00	4,184.77

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
91282CLC3	US TREASURY 4.000 07/31/29	1,500,000.00	1,492,630.36	1,492,801.11	07/31/2029	4.00	4.15	5,054.35	170.75	0.00	5,225.09
91282CLR0	US TREASURY 4.125 10/31/29	1,600,000.00	1,592,236.81	1,592,405.10	10/31/2029	4.13	4.26	5,651.93	168.29	0.00	5,820.23
91282CMU2	US TREASURY 4.000 03/31/30	2,000,000.00	1,992,236.95	1,992,389.17	03/31/2030	4.00	4.10	6,813.19	152.22	0.00	6,965.40
931142FN8	WALMART 4.350 04/28/30 '30	1,500,000.00	1,501,264.00	1,501,239.17	04/28/2030	4.35	4.33	5,437.50	(24.83)	0.00	5,412.67
949764HK3	WELLS FARGO BANK 5.050 11/07/28	248,000.00	247,678.20	247,687.50	11/07/2028	5.05	5.10	1,063.68	9.31	0.00	1,072.99
CALAIF	California LAIF	686,518.39	686,518.39	686,518.39	12/31/2025	0.00	4.03	0.00	0.00	0.00	0.00
TOTAL		92,864,487.98	81,245,473.66	92,386,957.58		3.43	3.84	238,965.20	33,123.32	0.00	272,088.52
GRAND TOTAL		92,864,487.98	81,245,473.66	92,386,957.58		3.43	3.84	238,965.20	33,123.32	0.00	272,088.52



Transaction Statement

CITY OF SAN RAMON, CA								NET REALIZED TOTAL	GAIN/LOSS
TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE				
MATURITY									
12/07/2025	12/08/2025	637639AE5	NATIONAL SECURITIES CLEARING CORP 0.75 12/07/2025	(1,000,000.00)	1,000,000.00		1,000,000.00	0.00	
12/26/2025	12/26/2025	22533TZS8	Credit Agricole Corporate And Investment Bank, New 0.0 12/26/2025	(1,250,000.00)	1,250,000.00		1,250,000.00	0.00	
MATURITY TOTAL				(2,250,000.00)	2,250,000.00		2,250,000.00	0.00	

Income/Dividend Received

IDENTIFIER	DESCRIPTION	PAYMENT DATE	POST DATE	INTEREST/DIVIDENDS RECEIVED
US BANK				
316175108	FIDELITY IMM:GOVT;I	11/28/2025	12/01/2025	26,002.18
91282CFY2	US TREASURY 3.875 11/30/29	11/30/2025	12/01/2025	38,750.00
910286GB3	UNITED FIDELITY 5.000 03/30/26	11/30/2025	12/01/2025	1,053.15
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	12/03/2025	12/03/2025	1,039.56
023135BS4	AMAZON.COM 1.500 06/03/30 '30	12/03/2025	12/03/2025	11,250.00
637639AE5	NATIONAL SECURITIES CLEARING CORP 0.75 12/07/2025	12/07/2025	12/08/2025	3,750.00
90355GHQ2	UBS USA 5.000 11/08/28	12/08/2025	12/08/2025	1,019.18
949764HK3	WELLS FARGO BANK 5.050 11/07/28	12/07/2025	12/08/2025	1,029.37
32114VCH8	FIRST BK MCH 4.600 03/15/28	12/15/2025	12/15/2025	937.64
062119BK7	BANK FIVE 4.650 03/20/28	12/20/2025	12/22/2025	947.84
910286GB3	UNITED FIDELITY 5.000 03/30/26	12/30/2025	12/30/2025	1,019.18
91282CJR3	US TREASURY 3.750 12/31/28	12/31/2025	12/31/2025	21,562.50
US BANK - TOTAL				108,360.60
TOTAL				108,360.60

Contribution/Withdrawals and Expenses

	POST DATE	PAR VALUE	TOTAL
CITY OF SAN RAMON, CA			
WITHDRAWAL			
	12/11/2025	(4,000,000.00)	(4,000,000.00)
WITHDRAWAL TOTAL		(4,000,000.00)	(4,000,000.00)
CONTRIBUTION			
	12/19/2025	10,000,000.00	10,000,000.00
	12/22/2025	3,000,000.00	3,000,000.00
	12/23/2025	2,000,000.00	2,000,000.00
CONTRIBUTION TOTAL		15,000,000.00	15,000,000.00

Projected Cash Flows

For the Period January 01, 2026 to December 31, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	01/05/2026	1,074.21
592179KF1	METLIFE GBL FDG 5.050 01/06/28 MTN	01/06/2026	29,239.50
949764HK3	WELLS FARGO BANK 5.050 11/07/28	01/07/2026	1,063.68
90355GHQ2	UBS USA 5.000 11/08/28	01/08/2026	1,053.15
32114VCH8	FIRST BK MCH 4.600 03/15/28	01/15/2026	968.90
062119BK7	BANK FIVE 4.650 03/20/28	01/20/2026	979.43
45818WFN1	IDB 4.850 07/19/27 MTN	01/20/2026	48,500.00
910286GB3	UNITED FIDELITY 5.000 03/30/26	01/30/2026	1,053.15
JAN 2026 TOTAL			83,932.02
880591FE7	TVA 3.875 08/01/30	02/02/2026	30,725.52
91282CJW2	US TREASURY 4.000 01/31/29	02/02/2026	24,000.00
91282CLC3	US TREASURY 4.000 07/31/29	02/02/2026	30,000.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	02/03/2026	1,074.21
949764HK3	WELLS FARGO BANK 5.050 11/07/28	02/09/2026	1,063.68
53948BB99	LLOYDS BK NY BR 02/09/26	02/09/2026	6,955.00
90355GHQ2	UBS USA 5.000 11/08/28	02/09/2026	1,053.15
795451AK9	SALLIE MAE BNK 1.100 08/11/26	02/11/2026	1,375.21
62479MBD4	MUFG BANK NY 02/13/26	02/13/2026	6,149.00
857894Q77	STEARNS BANK 4.050 08/14/28	02/13/2026	5,063.28
32114VCH8	FIRST BK MCH 4.600 03/15/28	02/17/2026	968.90
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	02/17/2026	5,063.28
062119BK7	BANK FIVE 4.650 03/20/28	02/20/2026	979.43
3130AL7M0	FHLBANKS 0.625 02/24/26 '25	02/24/2026	6,250.00
3130AQW66	FHLBANKS 2.080 02/25/27 '25	02/25/2026	10,400.00
FEB 2026 TOTAL			131,120.66
3130A07B0	FHLBANKS 4.000 09/01/28	03/02/2026	25,300.00
91282CHX2	US TREASURY 4.375 08/31/28	03/02/2026	43,750.00
91282CCW9	US TREASURY 0.750 08/31/26	03/02/2026	3,750.00

Projected Cash Flows

For the Period January 01, 2026 to December 31, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
910286GB3	UNITED FIDELITY 5.000 03/30/26	03/02/2026	985.21
91282CGQ8	US TREASURY 4.000 02/28/30	03/02/2026	40,000.00
91282CFJ5	US TREASURY 3.125 08/31/29	03/02/2026	23,437.50
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	03/03/2026	970.26
90355GHQ2	UBS USA 5.000 11/08/28	03/09/2026	951.23
949764HK3	WELLS FARGO BANK 5.050 11/07/28	03/09/2026	960.75
32114VCH8	FIRST BK MCH 4.600 03/15/28	03/16/2026	875.13
062119BK7	BANK FIVE 4.650 03/20/28	03/20/2026	884.65
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	03/20/2026	22,750.00
02589AEN8	AM EX BK 5.000 03/23/26	03/23/2026	18.35
2546732U9	CAPITL ONE NA 5.000 03/21/28	03/23/2026	6,149.04
02589AEN8	AM EX BK 5.000 03/23/26	03/23/2026	6,149.04
02007GM42	ALLY BANK 5.050 03/23/26	03/23/2026	18.36
02007GM42	ALLY BANK 5.050 03/23/26	03/23/2026	6,210.53
910286GB3	UNITED FIDELITY 5.000 03/30/26	03/30/2026	1,019.18
91282CFL0	US TREASURY 3.875 09/30/29	03/31/2026	31,000.00
91282CCZ2	US TREASURY 0.875 09/30/26	03/31/2026	4,375.00
91282CMU2	US TREASURY 4.000 03/31/30	03/31/2026	40,000.00
91282CJA0	US TREASURY 4.625 09/30/28	03/31/2026	92,500.00
MAR 2026 TOTAL			352,054.23
3130AUSN5	FHLBANKS 3.500 10/01/27	04/01/2026	35,000.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	04/03/2026	1,074.21
949764HK3	WELLS FARGO BANK 5.050 11/07/28	04/07/2026	1,063.68
90355GHQ2	UBS USA 5.000 11/08/28	04/08/2026	1,053.15
12547CAX6	CIBC BANK 4.450 04/13/28	04/14/2026	5,502.88
32114VCH8	FIRST BK MCH 4.600 03/15/28	04/15/2026	968.90
459058LN1	IBRD 3.875 10/16/29 MTN	04/16/2026	29,062.50
062119BK7	BANK FIVE 4.650 03/20/28	04/20/2026	979.43

Projected Cash Flows

For the Period January 01, 2026 to December 31, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	04/21/2026	16,240.00
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	04/27/2026	36,250.00
931142FN8	WALMART 4.350 04/28/30 '30	04/28/2026	32,625.00
91282CFU0	US TREASURY 4.125 10/31/27	04/30/2026	41,250.00
91282CDG3	US TREASURY 1.125 10/31/26	04/30/2026	11,250.00
91282CLR0	US TREASURY 4.125 10/31/29	04/30/2026	33,000.00
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	04/30/2026	47,500.00
APR 2026 TOTAL			292,819.76
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	05/04/2026	1,039.56
949764HK3	WELLS FARGO BANK 5.050 11/07/28	05/07/2026	1,029.37
90355GHQ2	UBS USA 5.000 11/08/28	05/08/2026	1,019.18
61768EE82	MORGAN PVT BNK 5.050 11/08/28	05/08/2026	6,210.53
037833EZ9	APPLE 4.200 05/12/30 '30	05/12/2026	31,500.00
3133EPC45	FED FARM CR BNKS 4.625 11/13/28	05/13/2026	46,250.00
32114VCH8	FIRST BK MCH 4.600 03/15/28	05/15/2026	937.64
912828X88	US TREASURY 2.375 05/15/27	05/15/2026	23,750.00
9128283F5	US TREASURY 2.250 11/15/27	05/15/2026	22,500.00
912828R36	US TREASURY 1.625 05/15/26	05/15/2026	9,568.52
912828R36	US TREASURY 1.625 05/15/26	05/15/2026	16,250.00
912828U24	US TREASURY 2.000 11/15/26	05/15/2026	20,000.00
3130AXU63	FHLBANKS 4.625 11/17/26	05/18/2026	23,125.00
857477AW3	STATE STREET 2.650 05/19/26	05/19/2026	8,871.43
857477AW3	STATE STREET 2.650 05/19/26	05/19/2026	19,875.00
062119BK7	BANK FIVE 4.650 03/20/28	05/20/2026	947.84
MAY 2026 TOTAL			232,874.07
91282CFY2	US TREASURY 3.875 11/30/29	06/01/2026	38,750.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	06/03/2026	1,074.21
023135BS4	AMAZON.COM 1.500 06/03/30 '30	06/03/2026	11,250.00

Projected Cash Flows

For the Period January 01, 2026 to December 31, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
90355GHQ2	UBS USA 5.000 11/08/28	06/08/2026	1,053.15
949764HK3	WELLS FARGO BANK 5.050 11/07/28	06/08/2026	1,063.68
32114VCH8	FIRST BK MCH 4.600 03/15/28	06/15/2026	968.90
062119BK7	BANK FIVE 4.650 03/20/28	06/22/2026	979.43
91282CJR3	US TREASURY 3.750 12/31/28	06/30/2026	21,562.50
JUN 2026 TOTAL			76,701.88
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	07/03/2026	1,039.56
592179KF1	METLIFE GBL FDG 5.050 01/06/28 MTN	07/06/2026	29,239.50
949764HK3	WELLS FARGO BANK 5.050 11/07/28	07/07/2026	1,029.37
90355GHQ2	UBS USA 5.000 11/08/28	07/08/2026	1,019.18
32114VCH8	FIRST BK MCH 4.600 03/15/28	07/15/2026	937.64
062119BK7	BANK FIVE 4.650 03/20/28	07/20/2026	947.84
45818WFN1	IDB 4.850 07/19/27 MTN	07/20/2026	48,500.00
91282CJW2	US TREASURY 4.000 01/31/29	07/31/2026	24,000.00
91282CLC3	US TREASURY 4.000 07/31/29	07/31/2026	30,000.00
JUL 2026 TOTAL			136,713.09
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	08/03/2026	1,074.21
880591FE7	TVA 3.875 08/01/30	08/03/2026	31,968.75
949764HK3	WELLS FARGO BANK 5.050 11/07/28	08/07/2026	1,063.68
90355GHQ2	UBS USA 5.000 11/08/28	08/10/2026	1,053.15
795451AK9	SALLIE MAE BNK 1.100 08/11/26	08/11/2026	1,352.79
857894Q77	STEARNS BANK 4.050 08/14/28	08/13/2026	4,980.72
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	08/14/2026	4,980.72
32114VCH8	FIRST BK MCH 4.600 03/15/28	08/17/2026	968.90
062119BK7	BANK FIVE 4.650 03/20/28	08/20/2026	979.43
3130AQW66	FHLBANKS 2.080 02/25/27 '25	08/25/2026	10,400.00
91282CGQ8	US TREASURY 4.000 02/28/30	08/31/2026	40,000.00
91282CFJ5	US TREASURY 3.125 08/31/29	08/31/2026	23,437.50

Projected Cash Flows

For the Period January 01, 2026 to December 31, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
91282CCW9	US TREASURY 0.750 08/31/26	08/31/2026	3,750.00
91282CHX2	US TREASURY 4.375 08/31/28	08/31/2026	43,750.00
91282CCW9	US TREASURY 0.750 08/31/26	08/31/2026	292.21
AUG 2026 TOTAL			170,052.07
3130A07B0	FHLBANKS 4.000 09/01/28	09/01/2026	25,300.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	09/03/2026	1,074.21
90355GHQ2	UBS USA 5.000 11/08/28	09/08/2026	1,053.15
949764HK3	WELLS FARGO BANK 5.050 11/07/28	09/08/2026	1,063.68
32114VCH8	FIRST BK MCH 4.600 03/15/28	09/15/2026	968.90
062119BK7	BANK FIVE 4.650 03/20/28	09/21/2026	979.43
89236TKJ3	TOYOTA MOTOR CRD 4.550 09/20/27 MTN	09/21/2026	22,750.00
2546732U9	CAPITL ONE NA 5.000 03/21/28	09/22/2026	6,250.96
91282CCZ2	US TREASURY 0.875 09/30/26	09/30/2026	1,449.60
91282CFL0	US TREASURY 3.875 09/30/29	09/30/2026	31,000.00
91282CCZ2	US TREASURY 0.875 09/30/26	09/30/2026	4,375.00
91282CMU2	US TREASURY 4.000 03/31/30	09/30/2026	40,000.00
91282CJA0	US TREASURY 4.625 09/30/28	09/30/2026	92,500.00
SEP 2026 TOTAL			228,764.94
3130AUSN5	FHLBANKS 3.500 10/01/27	10/01/2026	35,000.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	10/05/2026	1,039.56
949764HK3	WELLS FARGO BANK 5.050 11/07/28	10/07/2026	1,029.37
90355GHQ2	UBS USA 5.000 11/08/28	10/08/2026	1,019.18
12547CAX6	CIBC BANK 4.450 04/13/28	10/14/2026	5,533.12
32114VCH8	FIRST BK MCH 4.600 03/15/28	10/15/2026	937.64
459058LN1	IBRD 3.875 10/16/29 MTN	10/16/2026	29,062.50
062119BK7	BANK FIVE 4.650 03/20/28	10/20/2026	947.84
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	10/21/2026	16,240.00
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	10/26/2026	36,250.00

Projected Cash Flows

For the Period January 01, 2026 to December 31, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3133EN7A2	FED FARM CR BNKS 3.625 10/26/26	10/26/2026	6,068.77
931142FN8	WALMART 4.350 04/28/30 '30	10/28/2026	32,625.00
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	10/30/2026	47,500.00
91282CDG3	US TREASURY 1.125 10/31/26	10/31/2026	10,349.20
OCT 2026 TOTAL			223,602.18
91282CFU0	US TREASURY 4.125 10/31/27	11/02/2026	41,250.00
91282CDG3	US TREASURY 1.125 10/31/26	11/02/2026	11,250.00
91282CLR0	US TREASURY 4.125 10/31/29	11/02/2026	33,000.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	11/03/2026	104.29
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	11/03/2026	1,074.21
949764HK3	WELLS FARGO BANK 5.050 11/07/28	11/09/2026	1,063.68
61768EE82	MORGAN PVT BNK 5.050 11/08/28	11/09/2026	6,313.47
90355GHQ2	UBS USA 5.000 11/08/28	11/09/2026	1,053.15
037833EZ9	APPLE 4.200 05/12/30 '30	11/12/2026	31,500.00
3133EPC45	FED FARM CR BNKS 4.625 11/13/28	11/13/2026	46,250.00
912828U24	US TREASURY 2.000 11/15/26	11/15/2026	(670.39)
912828X88	US TREASURY 2.375 05/15/27	11/16/2026	23,750.00
9128283F5	US TREASURY 2.250 11/15/27	11/16/2026	22,500.00
912828U24	US TREASURY 2.000 11/15/26	11/16/2026	20,000.00
32114VCH8	FIRST BK MCH 4.600 03/15/28	11/16/2026	968.90
3130AXU63	FHLBANKS 4.625 11/17/26	11/17/2026	23,125.00
3130AXU63	FHLBANKS 4.625 11/17/26	11/17/2026	517.41
062119BK7	BANK FIVE 4.650 03/20/28	11/20/2026	979.43
91282CFY2	US TREASURY 3.875 11/30/29	11/30/2026	38,750.00
NOV 2026 TOTAL			302,779.16
023135BS4	AMAZON.COM 1.500 06/03/30 '30	12/03/2026	11,250.00
949764HK3	WELLS FARGO BANK 5.050 11/07/28	12/07/2026	1,029.37
90355GHQ2	UBS USA 5.000 11/08/28	12/08/2026	1,019.18

Projected Cash Flows

For the Period January 01, 2026 to December 31, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
32114VCH8	FIRST BK MCH 4.600 03/15/28	12/15/2026	937.64
062119BK7	BANK FIVE 4.650 03/20/28	12/21/2026	947.84
91282CJR3	US TREASURY 3.750 12/31/28	12/31/2026	21,562.50
DEC 2026 TOTAL			36,746.53
GRAND TOTAL			2,268,160.57

Disclosure

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City of San Ramon
 Investment Report - Supplementary Information
 Investments Held by Trustees at December 31, 2025

<i>Description</i>	<i>CUSIP</i>	<i>Rate</i>	<i>Maturity Date</i>	<i>Cost</i>	<i>Market</i>	<i>Issue</i>
AMBAC Assurance				1.00	1.00	06(A) TA
Computershare Money Market				0.74	0.74	2010 POB
Computershare Money Market				3,074,026.11	3,074,025.11	2010 POB
Computershare Money Market				1,085.45	1,085.45	2010 POB
Computershare Money Market				183,790.00	183,790.00	2010 POB
Computershare Money Market				248,792.39	248,792.39	2010 POB
Computershare Money Market				496.24	496.24	2010 POB
Dreyfus Govt Cash Mgmt	X9USDYRUT	3.57%	n/a	147,108.98	147,108.98	2019 COP
Dreyfus Govt Cash Mgmt	X9USDYRUT	3.49%	n/a	2.58	2.58	2019 COP
				<u>\$ 3,655,303.49</u>	<u>\$ 3,655,302.49</u>	

INVESTMENT TERMINOLOGY

Basis Points – A standard measure for interest rates that represents one one-hundredth of one percent.

Book Value – The price paid for the financial instrument as recorded on the balance sheet. Book value never changes as long as the instrument is owned.

Fair Value – Also known as market value, fair value is the price that buyers and sellers of a financial instrument would agree upon if the instrument was sold in the market today.

Par Value – Value of the instrument at the time of issuance, also known as face value (when financial instruments were printed on paper, it was the value printed on the face of the paper document).

Weighted Average Days to Maturity – The average length of time until all the investments in the portfolio will mature.

Weighted Average Yield to Maturity – The average return anticipated on the investment instruments as a whole if all are held to maturity.



**City Council Staff Report
Item No. 5.3.**

Date: March 10, 2026

To: San Ramon City Council

**From: Brian Bornstein, Department Director
Vicente Santamaria, Associate Engineer**

Subject: Resolution No. 2026-034 - Accepting the Work by O’Grady Paving, Inc. for the Pavement Repair Stop Gap 2024/2025 Project (CIP 000014) as Complete, and Authorizing the City Clerk to File a Notice of Completion with the Contra Costa County Recorder’s Office

Executive Summary:

Between February 28, 2023 and March 29, 2023, the City requested qualifications and proposals for On-Call Pothole and Miscellaneous Pavement Repairs and did not receive any proposals. Due to lack of response for these services, staff contacted three contractors that had previously provided these services to the City. As a result, staff received one (1) proposal to provide these services, from the City’s most recent contractor, O’Grady Paving, Inc. (O’Grady Paving), and on October 24, 2023, the City Council adopted Resolution No. 2023-111 authorizing the construction contract (Agreement C2023-069) with O’Grady Paving to provide pavement related on-call services. These services are distinct from those provided for the larger, well-defined Pavement Management Program projects and are for a range of smaller efforts needed primarily for stop gap repairs or preventative maintenance, but can also include small elements of the larger Pavement Management Projects.

The contractor completed the work orders related to the Pavement Repair Stop Gap 2024/2025 Project (CIP 000014), within the time specified in the contract documents and within the authorized budget amount. The O’Grady Paving contract expired with the City on December 31, 2025, and the work for this task order, under the Pavement Repair Stop Gap 2024/2025 Project, (CIP 000014) is now complete and ready to be accepted.

Recommendation:

The City Council’s role is to consider approval of the Resolution, accepting the work performed O’Grady Paving for the Pavement Repair Stop Gap 2024/2025 Project (CIP 000014), as complete, and authorizing the City Clerk to file Notices of Completion with the

Contra Costa County Recorder's Office.

Background:

The City's Pavement Management Program consists of pavement management and pavement repair stop gap projects. Pavement management projects, which provide for the long-term scheduled maintenance of the City's street network, are normally awarded once a year with the construction contracts ending upon completion of the scheduled work. The construction duration of an annual Pavement Management Project is typically four months.

In contrast, pavement repair stop gap projects are needed for immediate repairs of localized failed pavement that are safety concerns or can rapidly grow into larger problems, and for minor work, such as crack sealing that is required for preventative maintenance. For calendar years 2024 and 2025, the Capital Improvement Program that included this type of repair and maintenance was the Pavement Repair Stop Gap 2024/2025 Project (CIP 000014). To perform work related to CIP 000006 and CIP 000014 and other projects, as needed, the City executed Agreement (C2023-069) with O'Grady Paving.

On October 24, 2023, the City Council adopted Resolution No. 2023-111, authorizing Agreement (C2023-069) with O'Grady Paving for On-Call Pothole and Miscellaneous Pavement Repairs in an amount not to exceed \$499,999 and an Agreement term through December 31, 2025. Through December 31, 2025, O'Grady Paving was issued one (1) work order that included work for the Pavement Repair Stop Gap 2024/2025 Project (CIP 000014) for a cumulative total of \$477,300.

Discussion:

O'Grady Paving completed the work related to the Pavement Repair Stop Gap 2024/2025 Project (CIP 00014), within the timeframe listed in the work order and within the authorized budget amount. Acceptance of the work completed for this Project will initiate the 30-day Stop Notice period after the recording of the Notice of Completion, as required by law, for all work associated with CIP 000014.

Fiscal Impact:

The Five-Year Capital Improvement Program 2025-2030 authorized a Project Budget of \$710,000 for the Pavement Repair Stop Gap 2024/2025 Project (CIP 000014) funded by Gas Tax Fund. One (1) work order was issued to O'Grady Paving to complete stop gap repairs, and the work was completed for \$477,300. O'Grady Paving performed the work under their contract Not-to-Exceed amount of \$499,999.

Alternative Option(s):

Should the City Council decline to approve the resolution, the work will remain unaccepted, and a Notice of Completion will not be filed. This delay will also prevent the timely release of O'Grady Paving's retention funds.

Next Steps:

With approval of this Resolution, the City Clerk will file a Notice of Completion with the Contra Costa County Recorder's Office. Upon completion of the posting period, the City will release the contract retention fund accrued by O'Grady Paving, for the work order performed under their Agreement C2023-069.

Attachment(s):

- A. Resolution 2026-034
- B. Notice of Completion - O'Grady Paving Inc

RESOLUTION NO. 2026-(Next in Line)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON
ACCEPTING THE WORK BY O'GRADY PAVING, INC. FOR THE PAVEMENT REPAIR STOP
GAP 2024/2025 PROJECT (CIP 000014) AS COMPLETE, AND AUTHORIZING THE CITY
CLERK TO FILE A NOTICE OF COMPLETION WITH THE CONTRA COSTA COUNTY
RECORDER'S OFFICE**

WHEREAS, the City desired to perform on-call pothole and miscellaneous pavement repairs for the Pavement Repair Stop Gap 2024/2025 Project (CIP 000014); and

WHEREAS, on October 24, 2023, the City Council adopted Resolution No. 2023-111, awarding the On-Call Pothole and Miscellaneous Pavement Repairs contract to O'Grady Paving, Inc., in an amount not to exceed \$499,999 and an agreement (C2023-069) term through December 31, 2025; and

WHEREAS, the work performed by O'Grady Paving, Inc. for On-Call Pothole and Miscellaneous Pavement Repairs through one work order issued for the Pavement Repair Stop Gap 2024/2025 Project (CIP 000014) and completed for \$477,300, and is ready for acceptance by the City Council; and

WHEREAS, O'Grady Paving, Inc. Agreement (C2023-069) for On-Call Pothole and Miscellaneous Pavement Repairs expired on December 31, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Ramon does hereby accepts the work by O'Grady Paving, Inc. for On-Call Pothole and Miscellaneous Pavement Repairs for the Pavement Repair Stop Gap 2024/2025 Project (CIP 000014) as complete, and authorizes the City Clerk to File a Notice of Completion with the Contra Costa County Recorder's Office.

PASSED, APPROVED, AND ADOPTED, at the meeting of March 10, 2026, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Armstrong, Mayor

ATTEST:

Joan Snashall, City Clerk

RECORDING REQUESTED BY:

City of San Ramon

WHEN RECORDED RETURN TO:

City Clerk-City of San Ramon
7000 Bollinger Canyon Road
San Ramon, CA 94583

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN by the City of San Ramon, a charter city in the County of Contra Costa, State of California, that it:

**1. The nature of the City of San Ramon’s interest in the project is fee ownership.
Owner: City of San Ramon, 7000 Bollinger Canyon Road, San Ramon, CA 94583**

2. Entered into a written contract with:

O’Grady Paving, Inc.
2513 Wyandotte Street
Mountain View, CA 94043

October 24, 2023
(Contract Date)

3. Brief Description of the Project:

The work performed by O’Grady Paving, Inc. through work orders issued for the Pavement Repair Stop Gap 2024/2025 Project (CIP 000014) included traffic control, localized base repairs, adjustment of utility covers, and other minor paving activities within the limits issued by the task orders.

**4. Said work was completed and accepted by the San Ramon City Council on:
March 10, 2026***

5. The surety on said contract was held by:

Travelers Casualty and Surety Company of America
100 California Street, Suite 300
San Francisco, CA 94111

107648290
(Bond No.)

I HEREBY CERTIFY, under penalty of perjury, that the facts set forth in the foregoing Notice of Completion are true and correct.

Dated: _____

Joan Snashall, City Clerk
City of San Ramon

*Date must be within 10 days of recording notice.



**City Council Staff Report
Item No. 5.4.**

Date: March 10, 2026

To: San Ramon City Council

**From: Brian Bornstein, Department Director
Theresa Peterson, Program Manager**

Subject: Resolution No. 2026-035 - Establishing a Rate of \$35 per Equivalent Runoff Unit for FY 2026/27 for the National Pollutant Discharge Elimination System (NPDES) Stormwater Program and Requesting that the Contra Costa County Flood Control and Water Conservation District Adopt an Annual Parcel Assessment

Executive Summary:

The Stormwater Program is funded through a Countywide Stormwater Utility Area (SUA) Assessment District. Per an Agreement between the City and the Contra Costa County Flood Control and Water Conservation District, the District is responsible for the submittal of the annual assessment. Rates are established annually by May 1st. The attached Resolution establishes a \$35 per Equivalent Runoff Unit (ERU) for eligible properties in the City of San Ramon. This is the twenty-third year that the City has assessed the maximum rate of \$35/ERU.

Recommendation:

The City Council's role is to consider establishing a rate of \$35 per ERU for FY 2026/27 for the National Pollutant Discharge Elimination System (NPDES) Stormwater Program and requesting that the Contra Costa County Flood Control and Water Conservation District adopt an annual parcel assessment.

Background:

Urban stormwater runoff has been identified as a major source of pollutants to the waters of the United States including San Francisco Bay. As a result, the Federal Environmental Protection Agency established regulations governing stormwater pollution that became effective on November 16, 1990. In California, the Regional Water Quality Control Board enforces the federal regulations through its nine (9) regional boards. The San Francisco Bay Regional Water Quality Control Board (RWQCB) requires that Contra Costa County and the cities within the County submit a joint application for a stormwater permit on an

annual basis through a Municipal Regional Stormwater NPDES Permit (MRP). Permit requirements are typically updated every five (5) years.

In order to maintain stormwater facilities and meet the requirements of the MRP, the City Council adopted Resolution No. 93-15, authorizing the Contra Costa County Board of Supervisors to direct the Contra Costa Flood Control District (District) to form a Stormwater Utility Area (SUA) for San Ramon and establish a \$23 per ERU annual assessment for FY 1993/94. In addition, a maximum limit of \$35 per ERU was set.

The City Council then adopted Resolution No. 93-116, approving the formation of the SUA within San Ramon, and establishing a Program Group Costs Payment Agreement with the District. This Agreement allows the District to collect the annual assessment from San Ramon properties through the County Assessor's Office and for the disbursement of funds. Per this Agreement, the City must determine annually, by May 1st, the assessment per ERU for the forthcoming fiscal year and, by City Council Resolution, request that the District adopt stormwater utility assessments based on the unit assessments. The County Board of Supervisors conducts the Countywide public hearing for the adoption of stormwater assessments in June. The County then collects the established stormwater assessment on the County property tax rolls.

The City's Stormwater Program is comprised of two components: the Countywide Program – Contra Costa Clean Water Program (CCCWP) and the San Ramon Stormwater Program. The Stormwater Program originally focused on storm drain and creek cleaning, street sweeping, public education, and inspection of private development construction sites. CCCWP fulfills some of the RWQCB requirements on behalf of the members providing a cost savings for each participating municipality. Starting in FY 1996/97, the Program expanded into a Business Inspection Program, as required by RWQCB. On February 19, 2003, RWQCB amended the Contra Costa Countywide NPDES Permit to include treatment of stormwater runoff from new development and significant redevelopment projects.

Discussion:

Municipal Regional Permit (MRP)

On December 1, 2009, the RWQCB adopted the first Bay Area-wide MRP, which included significant changes from previous permits. The MRP changed how cities deal with stormwater pollution prevention. The scope was expanded to address concerns for the San Francisco Bay with one permit that covers a wide variety of pollutant sources including trash, pesticides, mercury, polychlorinated biphenyls (PCBs), copper, PBDEs (flame retardant chemicals), and selenium.

On November 19, 2015, MRP 2.0 was formally adopted. Examples of some of the actions mandated by the RWQCB in MRP 2.0 included:

- Monitoring and abatement of PCBs and mercury.

- Increased administration including:
 - Revision and expansion of emergency response plans for spills and discharges;
 - Increased record keeping and reporting;
 - Development of special reports (trash plans, pollutant studies, etc.); and
 - A new reporting format that significantly increases the amount of data reported.
- Development of Trash Management Plans including goals for overall reduction in trash levels requiring annual field observations to verify conditions.
- Development and implementation of Green Infrastructure projects.

On May 11, 2022, MRP 3.0 was formally adopted. This Permit revision came with significant and costly programmatic changes. Additional costs will occur during the term of this Permit. Examples of some of the additional actions mandated by RWQCB in MRP 3.0 include:

- Increased record keeping and cost reporting: MRP 3.0 includes 127 new reporting or submittal requirements beyond those required by MRP 2.0.
- Additional green infrastructure requirements and retrofit on both private and public development, in many areas where such retrofits may not be economically feasible.
 - Routine pavement improvements would be subject to such evaluation and expensive retrofit for increased drainage requirements.
- Fire suppression chemical recovery.
- Elimination of source control credits such as creek and shoreline cleanups, direct discharge control plan offsets, single-use reduction policy, and similar trash reduction efforts.
- Hydromodification Standards to be submitted via a Technical Report by each Permittee (an engineering report modeling potential for erosion), which could make development in certain parts of the City not economically feasible.

The parameters and requirements of each current Permit are continued until the following Permit is in place. MRP 3.0 is currently anticipated to continue until June 30, 2027 with MRP 4.0 following. MRP 4.0 is expected to have additional regulations and therefore more costs associated with compliance.

Equivalent Runoff Unit Methodology

The Stormwater Program is funded through assessments based on ERUs (Attachment A); the Chief Engineer of the Contra Costa County Flood Control and Water Conservation District is the Engineer of Work for the Stormwater Assessments. The methodology for assessments is based on impervious surface area, which in turn is related to parcel size and land use designation. Impervious surfaces such as rooftops, patios, walkways, sidewalks, driveways, and parking areas are designed to channel stormwater to run off into the storm

drain system. Stormwater washes pollutants that have accumulated on impervious surfaces into the system.

The ERU assessment is used to fund a diverse range of stormwater management and maintenance activities. These include:

- storm drain and catch basin maintenance and cleaning;
- maintenance of flood control channels;
- maintenance of the stormwater quality ponds in the Dougherty Valley;
- other trash load reduction efforts;
- commercial stormwater inspections;
- participation in the Contra Costa Clean Water Program; and
- compliance with various other requirements for monitoring and reporting that are contained in the City's Municipal Regional Permit issued by the Regional Water Quality Control Board, some of which are conducted jointly with other members of the CCCWP.

Due to the increasing costs in providing these services, increasing requirements imposed on the City by the RWQCB through the MRP, and the failure of the 2012 Proposition 218 compliant vote to increase the ERU, the Stormwater Program reserve fund has been steadily decreasing.

Fiscal Impact:

This is the twenty-third year that the City has assessed the maximum rate of \$35/ERU. Projected City received revenue after Contra Costa Clean Water Program associated costs for FY 2025/26 is approximately \$800,000.

Future annual stormwater revenue will increase slightly due to the addition of new residential units and other developments; however, program, maintenance, and increasing mandate costs are expected to increase. Without an increase to the ERU, San Ramon's stormwater fund is expected to be negative in the future, needing General Fund or other funding sources to meet stormwater regulations and requirements.

Alternative Option(s):

If City Council does not approve the resolution, the Contra Costa County Flood Control and Water Conservation District cannot collect the Annual Parcel Assessment that funds the City's Stormwater Program. Therefore, the City will not receive the projected revenue of approximately \$800,000 for FY 2025/26, to remain compliant with state stormwater requirements.

Next Steps:

1. The City must send two certified copies of the adopted Resolution to Contra Costa County no later than March 31, 2026, for inclusion in the FY 2026/27 property tax rolls.

2. Staff will present the FY 2026/27 Stormwater Program Budget and Five-Year Projection to the Finance Committee.
3. The City Council will consider the Stormwater Program Budget as part of the annual budget adoption process.
4. The Contra Costa County Board of Supervisors will conduct the Countywide Public Hearing for the adoption of stormwater assessments in June 2026.

Attachment(s):

- A. Resolution 2026-035
- B. Equivalent Runoff Unit Methodology

RESOLUTION NO. 2026-(Next in Line)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON
ESTABLISHING A RATE OF \$35 PER EQUIVALENT RUNOFF UNIT FOR FY 2026/27 FOR
THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM STORMWATER
PROGRAM AND REQUESTING THAT THE CONTRA COSTA COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT ADOPT AN ANNUAL PARCEL ASSESSMENT**

WHEREAS, under the Federal Water Pollution Control Act, prescribed discharges of stormwater require a permit from the appropriate California Regional Water Quality Board under the National Pollutant Discharge Elimination System (NPDES) Stormwater Program; and

WHEREAS, the City of San Ramon (City) applied for and received a NPDES permit, which requires the implementation of selected Best Management Practices to minimize or eliminate pollutants from entering stormwaters; and

WHEREAS, it is the intent of the City to utilize funds received from its Stormwater Utility Area (SUA) for implementation of the NPDES Stormwater Program and drainage maintenance activities; and

WHEREAS, in order to maintain stormwater facilities and meet the requirements of the MRP, the City Council adopted Resolution No. 93-15, authorizing the Contra Costa County Board of Supervisors to direct the Contra Costa Flood Control District to form a Stormwater Utility Area (SUA) for San Ramon and establish a \$23 per ERU annual assessment for FY 1993/94 and a maximum limit of \$35 per ERU was set; and

WHEREAS, On May 11, 2022, MRP 3.0 was formally adopted. This Permit revision came with significant and costly programmatic changes. Additional costs will occur during the term of this Permit which is in effect until June 30, 2027. It is anticipated that the future MRP 4.0 is expected to further increase costs to comply with updated regulations; and

WHEREAS, at the request of the City, the Contra Costa County Flood Control and Water Conservation District (Flood Control District) has completed the process for the formation of a SUA, including the adoption of the Stormwater Utility Assessment Drainage Ordinance No. 93-47; and

WHEREAS, the SUA and Program Group Costs Payment Agreement between the City and the Flood Control District require that the City annually, by May 1st, determine the rate to be assessed for a single Equivalent Runoff Unit (ERU) for the forthcoming fiscal year.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Ramon does hereby determine that the rate to be assigned to a single ERU for FY 2026/27 shall be set at \$35..

BE IT FURTHER RESOLVED, that the City Council does hereby request that the Flood Control District adopt SUA levies based on said amount.

PASSED, APPROVED, AND ADOPTED, at the meeting of March 10, 2026, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Armstrong, Mayor

ATTEST:

Joan Snashall, City Clerk

EQUIVALENT RUNOFF UNIT (ERU)

This is defined as a single-family residential use on a parcel that ranges from 5,000 to 20,000 square feet. One residential parcel of such size would be assigned one ERU. Using this methodology, the following ERU values were established in 1994 (the land use types listed are only those applicable to San Ramon):

Classification	Land Use	ERU
Group A	Residential (5,000 s.f. to 20,000 s.f.)	1.0 ERU/unit
Group B	Residential (less than 5,000 s.f. and all multi-family residential parcels)	0.7 ERU/unit
Group C	Residential (greater than 20,000 s.f.)	1.7 ERU/unit
Group D	Golf courses and cemeteries	0.2 ERU/acre
Group G	Community centers, churches, schools, and cultural facilities	7 ERU/acre
Group H	Office buildings	9 ERU/acre
Group I	Hotels, motels, and mobile home parks	10 ERU/acre
Group J	Industrial, commercial, and entertainment parcels (including corporation yards, theatres, shopping centers, restaurants, service stations)	12 ERU/acre
Group L	Vacant land, agricultural land, government-owned properties used for public purposes	exempt



**City Council Staff Report
Item No. 5.5.**

Date: March 10, 2026

To: San Ramon City Council

From: Rick Maria, Division Manager

Subject: Resolution No. 2026-036 - Authorizing the Mayor to Execute an Agreement with Catalis Public Works & Citizen Engagement, LLC for Citizen Request Management (CRM) Software for a Four-Year Term Beginning March 11, 2026, and Ending March 10, 2030, in an Amount Not to Exceed \$200,611

Executive Summary:

The City requires a modern, centralized Citizen Request Management (CRM) software platform to efficiently track, manage, and respond to service requests from residents across all City departments. A robust CRM system improves customer service delivery, enhances transparency, streamlines internal workflows, and provides valuable performance metrics to support data-driven decision making.

The City currently contracts with Granicus GovQA for these services, with the existing Agreement expiring on November 30, 2026. On October 23, 2025, the City issued a Request for Proposals (RFP) to evaluate available CRM solutions, obtain pricing in advance of the FY 2026/27 budget development process, and ensure continuity of services prior to contract expiration. Based on the evaluation of proposals received, staff determined that Catalis Public Works & Citizen Engagement, LLC's (Catalis) proposal was the most advantageous to the City and recommends awarding a new Agreement to Catalis for CRM software.

Recommendation:

Staff recommends adoption of this Resolution authorizing the Mayor to execute an Agreement with Catalis Public Works & Citizen Engagement, LLC for Citizen Request Management (CRM) software for a four-year term beginning March 11, 2026, and ending March 10, 2030, in an amount not to exceed \$200,611.

Background:

The City currently contracts with Granicus GovQA for CRM software, with the existing Agreement expiring on November 30, 2026. CRM software is a critical customer service tool that allows residents to submit service requests and enables staff across City

departments to track, manage, and respond to those requests in a consistent and transparent manner. The new CRM software will replace the City's existing system upon implementation, with current services maintained throughout the transition period.

On October 23, 2025, the City issued a RFP to solicit proposals for a modern, centralized CRM solution that could be implemented without disruption to existing services.

On November 13, 2025, the City received proposals from the following vendors:

1. Journey Blazers, LLC
2. Keen 360, Inc.
3. Comcate, Inc.
4. GoGov, Inc.
5. Catalis Public Works & Citizen Engagement, LLC
6. CivicPlus, LLC
7. Arconus, LLC
8. Verint Americas, Inc.
9. eCourtDate, Inc. (GovLink AI)
10. SuccessMetrics Corp
11. PSD Citywide Inc.
12. StackNexus, Inc.
13. MaintStar, Inc.
14. NebuLogic Technologies
15. Data Terrain, Inc.
16. MuniPaas Corporation
17. dKomplex, Inc.

The proposals were evaluated based on the criteria outlined in the RFP, including general qualifications, relevant experience, proposed staffing, pricing, proposed approach, responsiveness, and references. After reviewing the proposals, Comcate, GoGov, Catalis, CivicPlus, and Nebulogic were selected to present 90-minute demos to City staff. The demos were evaluated based on end user experience, reporting and dashboard platforms, security features, and staff training and implementation plans. After reviewing all proposals and the demos received pursuant to the RFP, staff determined that Catalis' proposal was the most advantageous to the City.

Catalis demonstrated extensive experience providing CRM solutions to public-sector agencies and proposed the Catalis Request311 platform, which offers a comprehensive and user-friendly interface for both residents and staff. The platform includes mobile and web access, configurable workflows, reporting dashboards, and integration capabilities that align well with the City's operational needs. In addition, Catalis proposed a phased implementation approach designed to minimize disruption, ensure continuity of service, and support a smooth transition from the City's existing CRM system.

Fiscal Impact:

This Internal Services (Proprietary) Fund project will cost \$200,611 covering four years and full implementation costs. Implementation plus Year One costs total \$57,500 and cover costs from March 11 through June 30, 2026. That pro-rated FY2026 amount will be covered by a budget adjustment of existing appropriations from the Information Technology Administration General Fund (F101-23100) to the Information Systems Replacement Fund (F603-16100). This budget adjustment requires City Council authorization to complete the transfer out of the General Fund and into the Internal Services Replacement Fund.

Staff will present the remaining balance of this software Agreement totaling \$167,486 during the City’s annual budget development process and recognizes that funding is subject to future City Council appropriation. If approved, costs will be funded from the Information Systems Replacement Fund (F603) with future expenditures contingent on adoption of annual budgets. The Agreement includes annual software subscription fees and a 20% contingency for additional configuration, integration, training, or unforeseen needs. Use of contingency funds would require staff approval and will only be expended if necessary.

The four-year base cost is summarized below:

Cost Summary (by Contractual Effective Date)

Cost Category	Cost
Implementation	\$25,000.00
Year 1 (3/11/26 - 3/10/27)	\$32,500.00
Year 2 (3/1/27 - 3/10/28)	\$34,450.00
Year 3 (3/1/28 - 3/10/29)	\$36,517.00
Year 4 (3/1/29 - 3/10/30)	\$38,708.02
Contingency	\$33,435.98
Grand Total	\$200,611.00

The four-year Agreement costs have been aligned to the City’s fiscal year to support budgeting and appropriation. Subscription costs are prorated by month across fiscal years, while Implementation and Contingency remain separate, one-time categories. The Grand Total remains unchanged.

Reallocated Cost Summary (by Fiscal Year)

Cost Category	Cost	Notes
Implementation	\$25,000.00	One-time implementation cost.
FY2025-26 (Subscription)	\$10,833.33	Prorated for Mar 11-Jun 30, 2026 (4 months of Contract Year 1).
FY2026-27 (Subscription)	\$33,150.00	Jul 1, 2026-Jun 30, 2027 (8 months of Year 1 + 4 months of Year 2).
FY2027-28 (Subscription)	\$35,139.00	Jul 1, 2027-Jun 30, 2028 (8 months of Year 2 + 4 months of Year 3).
FY2028-29 (Subscription)	\$37,247.34	Jul 1, 2028-Jun 30, 2029 (8 months of Year 3 + 4 months of Year 4).
FY2029-30 (Subscription)	\$25,805.35	Jul 1, 2029-Jun 30, 2030 (8 months of Year 4).
Contingency	\$33,435.98	20% contingency; use subject to staff approval and only if necessary.
Grand Total	\$200,611.00	Sum of all categories (unchanged from base).

Methodology: Subscription amounts are prorated on a straight-line monthly basis from the contract year start (March 11) to the City’s fiscal year (July 1-June 30). Each fiscal year generally includes 4 months from the next contract year (Mar-Jun) and 8 months from the current contract year (Jul-Feb), except FY 2025-26 (first 4 months only) and FY 2029-30 (last 8 months only).

Alternative Option(s):

If the City Council chooses not to adopt staff’s recommendation to approve the proposed Agreement and associated funding commitments, the following options are available:

- Continue Current CRM Software and Functionality

The City may maintain its existing customer relationship management (CRM) system and associated subscription. This option would avoid new implementation costs but would also limit the City’s ability to leverage enhanced functionality, integration capabilities, and improved user experience offered by the proposed solution.

· Direct Staff to Pursue a Different Policy Direction

The Council may provide alternative policy guidance to staff, which could include exploring other technology solutions, delaying system upgrades, or reallocating resources to different priorities. This option may require additional analysis and could result in extended timelines for improving CRM capabilities.

Next Steps:

1. The City Attorney's Office will forward the Agreement to Catalis Public Works & Citizen Engagement, LLC for execution.
2. Upon receipt of the executed Agreement, insurance certificates, and a current City business license, the City Attorney's Office will return a fully executed copy to the Information Technology Division.
3. The Information Technology Division will coordinate implementation with affected City departments and will monitor vendor performance throughout the term of the Agreement.

Attachment(s):

- A. Resolution No. 2026-036

RESOLUTION NO. 2026 - (Next in Line)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON
AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CATALIS
PUBLIC WORKS & CITIZEN ENGAGEMENT, LLC FOR CITIZEN REQUEST
MANAGEMENT (CRM) SOFTWARE FOR A FOUR-YEAR TERM BEGINNING
MARCH 11, 2026, AND ENDING MARCH 10, 2030, IN AN AMOUNT NOT TO
EXCEED \$200,611**

WHEREAS, the City requires a modern, centralized Citizen Request Management (CRM) software platform to efficiently track, manage, and respond to service requests from residents across all City departments; and

WHEREAS, the City currently contracts with Granicus GovQA for CRM software services, with the existing Agreement expiring on November 30, 2026; and

WHEREAS, on October 23, 2025, the City solicited Proposals by Request for Proposals (RFP) for Citizen Request Management (CRM) Software; and

WHEREAS, on November 13, 2025, the City received proposals from multiple vendors in response to the RFP; and

WHEREAS, after review of all proposals and demos received pursuant to said RFP, Catalis Public Works & Citizen Engagement, LLC's Proposal was accepted by the City and identified as most advantageous; and

WHEREAS, Catalis Public Works & Citizen Engagement, LLC, by reason of qualifications, experience, and facilities for performing the type of services contemplated herein, has proposed to provide the requested services; and

WHEREAS, the proposed Agreement is for a four-year term beginning March 11, 2026, and ending March 10, 2030, in an amount not to exceed \$200,611, inclusive of implementation costs, annual subscription fees, and a contingency allowance; and

WHEREAS, the City Council hereby authorizes a budget adjustment from Fund 10123100 to Fund 60316100 to cover this expenditure for Fiscal Year 2025-26 under the proposed Agreement in an amount not to exceed \$57,500 to cover services and subscription fees for the period March 11, 2026 through June 30, 2026; and

WHEREAS, subsequent fiscal year funding for the Agreement will be incorporated into the City's annual budget development process and is subject to City Council appropriation, with costs funded from the Internal Services Technology Replacement Fund (F603).

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Ramon does hereby authorize the Mayor to execute an Agreement with Catalis Public Works &

Citizen Engagement, LLC for Citizen Request Management (CRM) software for a four-year term beginning March 11, 2026, and ending February 28, 2030, in an amount not to exceed \$200,611.

PASSED, APPROVED, AND ADOPTED, at the meeting of March 10, 2026, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Armstrong, Mayor

ATTEST:

Joan Snashall, City Clerk



**City Council Staff Report
Item No. 9.1.**

Date: March 10, 2026

To: San Ramon City Council

**From: Yuliya Elbo, Budget Program Manager
Lauren Barr, Department Director
Michelle Joe, Administrative Analyst**

Subject: Introducing FY2026-27 Master Fee Schedule to Establish Fees and Charges for Various Municipal Services for Fiscal Year 2026/27, Repealing Resolution No. 2025-036, and Setting a Public Hearing on March 24, 2026; Approving Nexus Fee Studies for Certain Development Fees; and Providing Guidance on Specific Modifications to the Appeal Fees as well as Policy Direction of the Successful Appeal Refund Provisions.

Executive Summary:

State of California Government Code Sections 65104, 65909.5, and 66014 allow government agencies to establish fees to offset the costs of processing permits, licenses, subdivision maps and entitlements, and other services. Periodically, and typically in conjunction with the budget development process, the City of San Ramon reviews and adjusts such fees so that they are set appropriately and reflect the estimated reasonable cost of providing the service or use of a facility for which a fee is charged.

Recommendation:

Staff recommends that the City Council: 1) set a public hearing on March 24, 2026 to consider adoption of Resolution No. 2026-(next in line) to approve the Master Fee Schedule for various municipal services for Fiscal Year 2026-27 and repeal Resolution No. 2025-036, 2) approve the Nexus Fee Studies, and 3) provide direction on the modifications to the appeal fees as well as policy direction of the successful appeal refund provisions.

Background:

As part of the City's ongoing commitment to prudent financial management and effective resource allocation, the City contracted with Matrix Consulting Group to conduct a User Fee Study and Cost Allocation Plan for FY 2024-25. The Matrix Study was accepted by the City Council on April 23, 2024, Resolution No. 2024-051. Thereafter, the City adjusts the fee schedule based on CPI and CCI rates accordingly.

For FY2026-27, the proposed Master Fee schedule contains a total of 1008 fees: 484 fees (48%) remain unchanged as they are regulated by the State, the County, City Ordinance, or a Nexus Fee Study; 517 fees (51%) are adjusted; and 10 new fees (1%) are added by Parks and Community Services (PCS).

In general, the fees in the FY 2026-27 Master Fee Schedule are adjusted based on multiple factors:

- Consumer Price Index (CPI) of 2.82%,
- Construction Cost Index (CCI) of 0.6%.
- Actual Labor Rate/Market Rate, and/or
- Nexus Fee Study

Staff adjusted 424 of 517 fees under review based on the 2024 average rate of the San Francisco-Oakland-Hayward Area Consumer Price Index (CPI) of 2.82%, data compiled annually by the Western Information Office of the U. S. Bureau of Labor Statistics.

Staff also adjusted 30 Public Works Traffic Impact Mitigation Fees based on the 2025 San Francisco Bay Area Construction Cost Index (CCI), which was 0.6%. Staff referenced the CCI through the Engineering News Record (ENR), an industry standard for Public Works projects and consistent with the methodology used by the Tri Valley Transportation Council.

Additionally, 11 fees were adjusted to reflect the actual labor rate, 14 fees were adjusted based on market rate to align with fees charged by other agencies in the area for similar services, and 8 Parks and Community Service fees were adjusted to ensure consistency across locations.

In Fiscal Year 2025-26, the Community Development Department contracted with David Taussig and Associates (DTA) to conduct a Nexus Fee Study, resulting in the adjustments of twenty-eight fees, with some fees increasing and others decreasing.

Community Development Department - Planning Services Fee Revisions

The Mitigation Fee Act (AB 1600), establishes specific requirements that cities must follow in establishing, increasing, or imposing development fees. Specifically, cities must conduct a “Nexus Fee Study” to demonstrate a “reasonable relationship” between the fees charged and the purpose for which the fees are collected. The previous Nexus Fee Study was completed in March 2017 and is the basis for certain fees currently imposed by the City. The AB 1600 provisions (as amended by AB 602) include, among other things, a requirement that the fees must now be based on square footage as opposed to units and Nexus Studies shall be updated at least every 8 years. To address the Nexus Fee Study requirements, the City retained DTA to update specific fees based on the requirements of AB 1600. The fees below

have been analyzed and are included in the proposed FY 2026-27 Master Fee Schedule under consideration. Some of the proposed fees represent increases while others recommend reductions. The fee recommendations within the DTA Nexus Fee Studies represent the maximum fee that can be supported at this time for the intended purpose. However, the Council has discretion to impose a lesser fee at this time, or the fees could be phased in over time. The specific DTA Nexus Fee Studies (Studies) components, including methodology and analysis, have been included in Attachment B, C, D, and E.

Non-Development Impact Fees:

The General Plan Recovery Fee, Zoning Ordinance Recovery Fee, and Technology Fee are tied to the Building Permit valuation for proposed projects and as such capture increased costs of construction as well as current increases in construction activity. These Recovery fees are used to offset the costs of updating these plans and programs over time. Likewise, the Technology Fee addresses the ongoing cost of updated specific technology programs utilized by the City. Based on the Study, the General Plan and Zoning Ordinance Recovery fees have been reduced in response to increased construction activity and anticipated costs of construction. The Technology Fee has been increased to reflect changes in those expenses.

Fee	Unit	Existing FY 25-26 Fee	Proposed FY 26-27 Fee
General Plan Recovery Costs	% of Building Valuation	0.53% (or 0.0053)	0.17% (0.0017)
Zoning Ordinance Recovery Costs	% of Building Valuation	0.16% (or 0.0016)	0.13% (0.0013)
Technology Fee Surcharge	% of Permit or Application Fee	4.60%	4.74% (0.0474)

Development Impact Fees:

School Age Child Care Fees:

The School Age Child Care Program includes facilities used by the City to support childcare services. Fees collected from new developments will be used to support school-age childcare on school sites owned by the San Ramon Valley Unified School District. All new developments within the City contribute to the direct and cumulative impact on the need for new childcare facilities development and these fees are collected to accommodate the growth. The Commercial fee component is already based on a square footage standard, and the residential component has been converted to a square footage standard, with no distinction between residential unit type needed. The proposed fees have been reduced to

represent current facility costs of the program in relation to General Plan 2040 development projections. Additionally, the proposed fees will be adjusted annually to account for inflation based on the California Construction Cost Index (CCCI) until the next Nexus Fee Study is conducted.

Fee	Existing FY 25-26 Fee	Proposed FY 26-27 Fee
School Age Child Care Fees		
Commercial - Office	\$0.61 per gross sq. ft.	\$0.17 per gross sq. ft.
Commercial – Retail	\$0.34 per gross sq. ft.	\$0.23 per gross sq. ft.
Commercial – Hotel	\$0.18 per gross sq. ft.	\$200.13 per guest room
Commercial - Industrial	\$0.23 per gross sq. ft.	Removed
Commercial – Institutional/Other	-	\$0.19 per gross sq. ft.
Residential – Single Family	\$1,163.36 per unit	Removed
Residential – Multi-Family	\$626.84 per unit	Removed
Residential (all housing types)	-	\$0.29 per gross sq. ft. (\$387 per equivalent dwelling unit**)

Parkland Dedication Fees:

The current Parkland Dedication fee is only applicable to subdivision projects and is based on the formula of appraised value of land. Currently, the fee does not address the parkland demand created by non-subdivision projects, such as apartments. To address this inconsistency, the proposed fee has been established for all housing types that add to the population and demand for parkland in the City. Additionally, the proposed fee will be adjusted annually to account for inflation based on the California Construction Cost Index (CCCI) until the next Nexus Fee Study is conducted. The proposed one-time fixed fee of \$22.63 per gross sq. ft. (at \$30,146 per equivalent dwelling unit) is within the range of fees collected for recent projects and does not require additional costs or review time associated with individual appraisals.

Fee	Existing FY 25-26 Fee	Proposed FY 26-27 Fee
Parkland Dedication Fees		
Single Family	Appraised Value of 687 sq.ft. of Land x 1.02	Removed
Multi-Family	Appraised Value of 451 sq.ft. of Land x 1.02	Removed
Residential (all housing types)	-	\$22.63 per gross sq. ft. (\$30,146 per equivalent dwelling unit**)

Park & Recreation Facility Impact Fee:

The current Park & Recreation Facility Impact Fee has a variable rate based on subdivision versus non-subdivision, as well as unit type. The proposed replacement fee is a square footage standard consistent with AB 1600 and is applicable to all housing types. This new fee structure is consistent with the proposed Parkland Dedication Fee and evenly applied to all proposed housing development based on the individual square footage of each unit. The new fee of \$1.39 per square foot of residential development represents a reduction in the current fee structure and is based on the anticipated park development costs divided by the total anticipated residential development square footage (based on General Plan 2040 projections). Like the other impact fees studied, this proposed fee will be adjusted annually to account for inflation based on the California Construction Cost Index (CCCI) until the next Nexus Fee Study is conducted.

Fee	Existing FY 25-26 Fee	Proposed FY 26-27 Fee
Park & Recreation Facility Impact Fees		
Subdivision – Single Family	\$5,300 per unit	Removed
Subdivision – Multi-Family	\$3,421.63 per unit	Removed
Non-Subdivision – Single Family	\$23,951.43 per unit	Removed
Non-Subdivision – Multi-Family	\$14,370.86 per unit	Removed

Residential (all housing types)	-	\$1.39 per gross sq. ft. (\$1,847 per equivalent dwelling unit **)
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Open Space Development Impact Fee:

The Open Space Development Impact Fee was developed to support the costs associated with acquiring new open space and any cost associated with infrastructure for the use of open space. The proposed fee is a square footage standard and is applicable only to residential uses and based on maintaining an open space goal of 0.05 acres per 1,000 residents. The proposed \$1.18 per square foot fee represents an increase in fees for a typical development depending on the specific unit size for which the fee is applied and will be adjusted annually to account for inflation based on the California Construction Cost Index (CCCI) until the next Nexus Fee Study is conducted.

Fee	Existing FY 25-26 Fee	Proposed FY 26-27 Fee
Open Space Development Impact Fee		
Single Family	\$1,141 per unit	Removed
Multi-Family	\$750 per unit	Removed
Residential (all housing types)	-	\$1.18 per gross sq. ft. (\$1,576 per equivalent dwelling unit **)

**Equivalent dwelling unit is a measurement unit that standardizes different types of development based on their anticipated demand for a specific service.

Public Art Fee:

The proposed Public Art Fee is intended to generate funds for public art projects within the City. The fee is calculated to cover the costs of identified public art facilities within the City. The proposed fee shifts from a building permit valuation-based approach to a cost recovery model. The direct cost recovery model represents a significant reduction in potential revenue from in-lieu fees for this program and no longer supports the past infrastructure design component of City beautification program, which is now addressed through the CIP. As such, it is anticipated that future larger scale development projects will be required to provide public art on-site, consistent with City process, as opposed to exercising a fee-out/in-lieu option. Smaller projects and non-discretionary projects will have the option to provide the art or fee-out with the fees identified below. Like the other impact fees studied, this proposed fee will be adjusted annually to account for inflation based on the California

Construction Cost Index (CCCI) until the next Nexus Fee Study is conducted.

Fee	Existing FY 25-26 Fee	Proposed FY 26-27 Fee
Private Sector Art Fee		
New Residential & Commercial Development	1% (or 0.01) of building valuation	Removed
Additions/Alterations to Existing Residential & Commercial Development	0.5% (or 0.005) of building valuation	Removed
Public Art Fees		
Commercial – Office	-	\$0.02 per gross sq. ft.
Commercial – Retail	-	\$0.02 per gross sq. ft.
Commercial – Hotel	-	\$20.05 per guest room
Institutional / Other	-	\$0.03 per gross sq. ft.
Residential (all housing types)		\$0.03 per gross sq. ft. (\$39 per equivalent dwelling unit)

Affordable Housing Linkage Fee Non-Residential

The Affordable Housing Linkage Fee (Non-Residential) is imposed on all new non-residential development projects unless exempted under the Municipal Code. The fee is based on the connection between new non-residential land uses and the introduction of new workers employed at these land uses, whose presence generates additional demand for housing. Unlike the residential development impact fee that is intended to close the affordability gap for residential development, these projects typically do not include a residential component, resulting in a much greater expense to provide the associated housing. The payment of the affordable housing non-residential linkage fee is required as a condition of approval for all new development projects with a commercial use component and is imposed on a per square foot basis for net new gross-floor area. Like the other impact fees studied, this proposed fee will be adjusted annually to account for inflation based on

the California Construction Cost Index (CCCI).

The imposition of a large fee, as outlined in the study, has the potential to deter new commercial development, which is also a priority for the City. As such, staff is recommending that the fee be set at a comparable rate to surrounding jurisdictions in order not to put the City at a competitive disadvantage in terms of future economic development. The Non-Residential Affordable Housing Fees for Pleasanton, Livermore, Walnut Creek and Dublin range between \$0.30 to \$5.00 depending on the land use classification. As such, staff is recommending that the City keep the current rate with the 0.60% CCCI adjustment, which will set the range between \$3.66 to \$4.88 per sq. ft. as outlined below.

Fee	Existing FY 25-26 Fee	Maximum Supported by Study	Proposed FY 26-27 Fee
Affordable Housing Linkage Fee Non-Residential:			
Affordable Housing Impact Fee - Commercial - Office, Retail, Hotel	\$4.85 per sq. ft.	Office-\$383.90 sf Retail-\$308.70 sf. Hotel-\$148.63 sf.	\$4.88 per sq. ft.*
Affordable Housing Impact Fee - Commercial - Industrial/Institutional	\$3.64 per sq. ft.	Industrial-\$165.03 Institutional-\$286.36	\$3.66 per sq. ft.*

*CCCI Adjustment of 0.60%

Residential Affordable Housing In-Lieu Fee:

The proposed Residential Affordable Housing In-Lieu Fee is intended to provide an alternative to construction of affordable units when appropriate and consistent with the City’s Inclusionary Housing Ordinance requirements. The proposed per square foot fee represents an increase in fees for a typical development where payment of an in-lieu fee is appropriate. The fee structure is split between typical housing types ranging from 900 sf. to 3,100 sf. and is converted to a per square foot standard based on the respective housing type. The fees will be adjusted annually to account for inflation based on the California Construction Cost Index (CCCI) until the next Nexus Fee Study is conducted.

Fee	Existing FY 25-26 Fee	Proposed FY 26-27 Fee
<u>Residential Affordable Housing In-Lieu Fee:</u>		

Affordable Housing Impact Fee - Residential -Single-Family or Multi-Family Under 10 Units	\$15.16 per sq. ft.	Removed
Single Family Detached	-	\$31.43 per sq. ft. (\$97,431 per typical unit)
Townhome	-	\$37.40 per sq. ft. (\$69,183 per typical unit)
Condominium	-	\$48.10 per sq. ft. (\$57,718 per typical unit)
Apartment	-	\$45.78 per sq. ft. (\$41,205 per typical unit)

Additional Code Updates:

In addition to the Development Impact fee adjustments, the fee revision will also require a Municipal Code amendment prior to the effective date of the fee Schedule. These amendments will add the references to the current Nexus Fee Study and ensure consistency with the methodology used to develop the fees. The proposed amendments are currently in process and are anticipated to be presented for approval later this spring to ensure timely implementation of the proposed fees.

Planning Appeal Fees for Development Applications

The proposed Master Fee Schedule includes the following fee deposits to process appeal of Planning Division applications:

- Appeal from Zoning Administrator's Decision for Residential Property: \$4,000 deposit
- Appeal from Zoning Administrator's Decision for Non- Residential Property: \$4,500 deposit
- Appeal from Planning Commission Decision for Residential Property: \$4,500 deposit
- Appeal from Planning Commission Decision for Non- Residential Property: \$4,500 deposit

These fees have been in place since the adoption of the FY 2024-25 Fee Schedule and were specifically analyzed in the Matrix Fee Study (April 2024) with a goal of cost recovery. In response to concerns over the cost of initiating an appeal, the Council directed staff to

provide additional information on the appeal fee structure for consideration. On July 16, 2025, the Policy Committee discussed the appeal fee process and provided feedback to staff. On November 25, 2025, the City Council continued the discussion on the appeal fee structure and explored additional options for consideration. Council requested that additional information be provided at the City Council retreat. On January 31, 2026, at the City Council retreat, Staff provided additional information for consideration on the Matrix Fee Study billable rate, flat fee options, tiered approaches to appeal, refunds for successful appeals, and financial hardship.

After discussion, Council requested additional information on the Planning Division’s billable rate established by the Matrix Fee Study; and examples of the percentage-based approach use by the City of Lafayette as highlighted in prior discussion of comparable cities; and an outline for a tiered approach with flat fees for less complex projects and a deposit for more complex projects.

Planning Services Billable Rate from the Adopted Matrix Fee Study:

The Matrix Fee Study established a fully burdened rate of \$330 for Planning staff costs which is billed to deposit-based projects. The following is a breakdown of the billable rate:

Blended Direct Cost for staff	\$121.86
Divisional Overhead	8.01
Citywide Overhead	71.73
Administrative Overhead	117.96
Total	\$319.56
<u>CPI adjust for FY 25/26=3.53%</u>	<u>\$11.28</u>
Adopted Rate, FY 2025-26	\$330.00 (Rounded)

The current rate increase under consideration for FY2026-27 is based on the CPI rate of 2.82% resulting in a new hourly billable rate of \$339.31 for Planning Services.

City of Lafayette Fee Structure: 75% of the Application Fee:

The Council asked for examples from the City of Lafayette, which has an appeal fee structure which is based on 75% of the application fee. The following fees are examples of Lafayette’s typical costs of appeals:

- Design Review: Major: \$5,700 Application Fee resulting in a \$4,275 Appeal Fee.
- Design Review: Minor: \$3,800 application fee resulting in a \$2,850 Appeal Fee.
- Land Use Permit (new building or structure): \$5,700 Application Fee resulting in a \$4,275 Appeal fee.
- Land Use Permit (existing building or structure): \$3,800- Application Fee resulting in a \$2,850 Appeal fee.
- Zoning Administrator Hearing: \$2,250 Application Fee resulting in a \$1,688-Appeal fee.

The fees for the larger, more complex projects are similar to the initial deposits collected by San Ramon, however, the less complex project applications range from approximately 40% to 60% of San Ramon's current deposits.

Tiered Appeal Fee Structure:

The following is a tiered-based approach as discussed at the City Council retreat; however, Council would need to provide specific direction on the specific fee levels for both flat fees and deposits:

- Zoning Administrator Decision Appeal (Residential or Commercial): \$XXXX (Flat Fee)
- Planning Commission Decision Appeal (Land Use Only): \$ XXXX (Flat Fee)
- Planning Commission Appeal (Residential/Commercial/Mixed use) \$ XXXX (Deposit)

Regarding refunding fees for a successful appeal, staff would recommend that the Council limit a refund to a successful appeal, overturning the prior decision. Modifications to prior approval would not be eligible for refund unless specific findings are made by the City Council outlining the basis for a whole or partial refund.

Staff is looking for the Council's direction on the specific modifications to the appeal fees as well as policy direction of the successful appeal refund provisions. If no action is taken at this time, the appeal fee deposits will remain as previously approved. No increases to the existing deposits are proposed as part of the current Master Fee Schedule update.

Fiscal Impact:

Staff have fully implemented Council's direction to fully recover those fees not otherwise exempted in April 2024. As such, the Finance Department will continue to administer Master Fee Schedule updates aimed at recovering 100% of the cost of the services provided. The proposed FY2026-27 Master Fee Schedule is included as Attachment A.

Implementation of the new Nexus Fee Studies has differing results depending on the fee. However, most of the impacts will be in Special Revenue Funds and not the City's General Fund.

Alternative Option(s):

As an alternative to standard updates and implementation, Council can choose to provide different direction to staff regarding the fee schedule and the Nexus Study.

Next Steps:

Staff will incorporate any changes determined by Council, set the item for public hearing and adoption on March 24, 2026, and return with the Master Fee Schedule Resolution for City Council adoption.

Attachment(s):

- A. City of San Ramon Master Fee Schedule FY2026-27
- B. City of San Ramon Non-Development Impact Fees Study
- C. City of San Ramon Development Impact Fees Study
- D. City of San Ramon Non-Residential Affordable Housing
- E. City of San Ramon Residential Affordable Housing In-Lieu Fee Study

City of San Ramon Master Fee Schedule FY26-27

Fee Name	Unit	FY2026-27	FY2025-26	Description
GENERAL FEES				
Administrative Violations				
First Violation	Not to Exceed	\$100	\$100	No change
Second Violation – (Within one [1] year)	Not to Exceed	200	\$200	No change
Each Additional Violation - (Within one [1] year)	Not to Exceed	500	\$500	No change
For Each Additional Violation - Within 3 years	Not to Exceed	1000	\$1,000	No change
Late Fine Fee	Fine	5000	\$5,000	No change
Appeals from Administrative Decision Under Municipal Code §A1-95	Per Appeal	446	\$446	No change
All Reports, Fiscal Year Budget and printed/bound documents	Actual Cost	Actual Cost + 10%	Actual Cost + 10%	No change
Document Certification	Each	15	\$15	No change - State Set
Franchise Fees	Deposit	Actual Cost	Actual Cost	No change
Late Filing Fine for Fair Political Practices Commission Statements	Per Day	10.353	\$10	No change
Late Filing Fine for Fair Political Practices Commission Statements	Max Fee	100	\$100	No change
Late Payment Fee	After a 30 day Grace Period	25	\$25	No Change
Credit Card Convenience Fee	% of the Total Transactions	Actual Cost	Actual Cost	No change
ACH/eCheck Processing Convenience Fee	Per Transaction	Actual Cost	Actual Cost	No change
Marriage Ceremony Fee				
Resident	Per Ceremony	\$123	\$120	Increase by 2.82% CPI
Non-Resident	Per Ceremony	\$137	\$133	Increase by 2.82% CPI
Notice of Intent to Circulate Petition	Per Petition	200	\$200	No change - State Set
Returned Check Charge				
First Check/ACH Payment	Per Check/ACH	25	\$25	No change - State Set
Subsequent Checks/ACH Payments	Per Check/ACH	35	\$35	No change - State Set
Research Time	Per Hour	\$134	\$130	Increase by 2.82% CPI
Subordination Fee				
Processing Fee	Each	\$499	\$486	Increase by 2.82% CPI
Subordination Processing	Deposit	\$532	\$518	Increase by 2.82% CPI
Actual Cost	Actual Cost	Actual Cost	Actual Cost	No change
Subpoena Fee*				
Production of Business Records	Each	No change - State Set	\$15	No change - State Set
Personal Appearance	Per Employee / Day	No change - State Set	\$275	No change - State Set
*includes the rates plus all reasonable expenses				
Copies - Color and black & white	Per Sheet	\$0.20	\$0.10	Increase to market rate
CDs, DVDs, Flash Drives	Each	\$20	\$10	Increase to market rate
City Pins	Each	\$25	\$24	Increase by 2.82% CPI
BUSINESS LICENSE FEES				
General Business				
0 – 5 Employees	Annual	\$341	\$331	Increase by 2.82% CPI
6 – 50 Employees	Annual	\$341	\$331	Increase by 2.82% CPI
More than 50 Employees	Annual	\$341	\$331	Increase by 2.82% CPI
Lessors of Commercial Property				
Less than 5,000 Square Feet	Annual	\$341	\$331	Increase by 2.82% CPI
5,001 – 10,000 Square Feet	Annual	\$341	\$331	Increase by 2.82% CPI
More than 10,000 Square Feet	Annual	\$341	\$331	Increase by 2.82% CPI
Lessors of Residential Property				
One unit only	Annual	\$341	\$331	Increase by 2.82% CPI
Two (2) to Five (5) units	Annual	\$341	\$331	Increase by 2.82% CPI
More than Five (5) units	Annual	\$341	\$331	Increase by 2.82% CPI

Fee Name	Unit	FY2026-27	FY2025-26	Description
Amusements & Itinerant Businesses, Circuses, Carnivals, and Exhibitions				
Flat Fee (+TUP or SEP)	Annual	\$341	\$331	Increase by 2.82% CPI
Temporary Place of Sale				
One (1) Day	Annual	\$341	\$331	Increase by 2.82% CPI
Two (2) to Five (5) Days	Annual	\$341	\$331	Increase by 2.82% CPI
Six (6) to Thirty (30) Days	Annual	\$341	\$331	Increase by 2.82% CPI
Vending Machines				
One (1) to Five (5) Machines	Annual	\$341	\$331	Increase by 2.82% CPI
More than Five (5) Machines	Annual	\$341	\$331	Increase by 2.82% CPI
Other Business License Fees				
Non-Standard Report	Actual Cost	Actual Cost	Actual Cost	No change - Actual Cost
Business License Document Reprint	Each	\$17	\$17	Increase by 2.82% CPI
Standard Business License Listing (public data only) including CDs	Each	\$39	\$38	Increase by 2.82% CPI
New Business License Listing	Each	\$45	\$43	Increase by 2.82% CPI
Business License Fee pursuant to SB 1379 signed into law by Governor Brown on October 11, 2017; requires for a local business license or similar instrument or permit, or renewal thereof	Each	\$4	\$4	No change - State Surcharge
PLANNING				
Annexations				
Annexation Processing	Deposit ^{1,2,3}	\$5,500	\$5,500	No Change - Deposits
Architectural Review				
Architectural Review - Conceptual	Each (1 ARB Meeting)	\$1,701	\$1,654	Increase by 2.82% CPI
Architectural Review - Minor Alteration	Each	\$1,021	\$993	Increase by 2.82% CPI
Residential				
New Construction				
Architectural Review - Residential - 1 DU ⁴	Deposit ^{1,2,3}	\$1,500	\$1,500	No Change - Deposits
Architectural Review - Residential - 2-10 DU ⁴ 's	Deposit ^{1,2,3}	\$2,000	\$2,000	No Change - Deposits
Architectural Review - Residential - More than 10 DU ⁴ 's	Deposit ^{1,2,3}	\$3,500	\$3,500	No Change - Deposits
Architectural Review - Residential - Single-Family 2nd Story Addition	Each	\$1,701	\$1,654	Increase by 2.82% CPI
Office / Commercial / Industrial - New Construction, Additions,				
Architectural Review - Commercial - New Construction-Small (up to 10,000 sf.)	Deposit ^{1,2,3}	\$2,000	\$2,000	No Change - Deposits
Architectural Review - Commercial - New Construction-Large (greater than 10,000 sf.)	Deposit ^{1,2,3}	\$3,500	\$3,500	No Change - Deposits
Architectural Review - Commercial - Alterations	Deposit ^{1,2,3}	\$2,000	\$2,000	No Change - Deposits
Architectural Review - Administrative Review - ARB Review (All Districts)	Deposit ^{1,2,3}	\$1,000	\$1,000	No Change - Deposits
Development Plan				
Development Plan - Preliminary Housing Development Application Fee	Each	\$1,701	\$1,654	Increase by 2.82% CPI
Development Plan:				
Development Plan - Conceptual Development Plan Review - ARB Review	Each	\$4,082	\$3,970	Increase by 2.82% CPI
Development Plan - Conceptual Development Plan Review - PC Review	Each	\$4,082	\$3,970	Increase by 2.82% CPI
Development Plan - Residential	Deposit ^{1,2,3}	\$5,500	\$5,500	No Change - Deposits
Development Plan - Non-Residential	Deposit ^{1,2,3}	\$5,500	\$5,500	No Change - Deposits

Fee Name	Unit	FY2026-27	FY2025-26	Description
Development Plan Amendment (Changes to Site Plan and/or Sq Ft)				
Development Plan Amendment - Administrative Review	Each	\$3,402	\$3,308	Increase by 2.82% CPI
Development Plan Amendment - Public Hearing Required	Deposit ^{1,2,3}	\$5,500	\$5,500	No Change - Deposits
Environmental Review - Categorical Exemption	Each	\$170	\$166	Increase by 2.82% CPI
Environmental Review - Negative Declaration -Administratively Prepared	Deposit ^{1,2,3}	\$10,000	\$10,000	No Change - Deposits
Environmental Review - Negative Declaration - Consultant Prepared	Deposit ^{1,2,3}	Consultant's costs plus T&M and \$5,500 deposit	Consultant's costs plus T&M and \$5,500 deposit	No Change - Deposits
Environmental Review - Environmental Impact Report	Deposit ^{1,2,3}	Consultant's costs plus T&M and \$13,000 deposit	Consultant's costs plus T&M and \$13,000 deposit	No Change - Deposits
Mitigation Monitoring Administration				
Mitigation Monitoring Administration - Mitigation Monitoring Staff Time	Deposit ^{1,2,3}	\$3,000	\$3,000	No Change - Deposits
Mitigation Monitoring Administration - Mitigation Monitoring Program Implementation / Special Peer / Consultant Review	Deposit ^{1,2,3}	\$4,000	\$4,000	No Change - Deposits
Mitigation Monitoring Administration - Contra Costa County Clerk Filing Fee (Fee payable to County Clerk)	Each ⁵	Set by State	Set by State	No Change - Set by State
Mitigation Monitoring Administration - Department of Fish & Game User Fee – Negative Declaration	Each ⁵	Set by State	Set by State	No Change - Set by State
Mitigation Monitoring Administration - Department of Fish & Game User Fee - Environmental Impact Report	Each ⁵	Set by State	Set by State	No Change - Set by State
Mitigation Monitoring Administration - Department of Fish & Game User Fee - Certified Regulatory Program	Each ⁵	Set by State	Set by State	No Change - Set by State
Rezoning				
Rezoning (All Districts)	Deposit ^{1,2,3}	\$8,000	\$8,000	No Change - Deposits
Sign Review				
Sign Permit (Each face copy charge) /Administrative Sign Review	Each	\$425	\$414	Increase by 2.82% CPI
Sign Permit (Each new sign requiring ARB Review)	Each	\$4,082	\$3,970	Increase by 2.82% CPI
Master Sign Program Approved Signs	Each	\$425	\$414	Increase by 2.82% CPI
New Master Sign Program	Deposit ^{1,2,3}	\$4,500	\$4,500	No Change - Deposits
Master Sign Program Amendment	Deposit ^{1,2,3}	\$4,500	\$4,500	No Change - Deposits
Temporary Sign Permit (Ninety [90] Consecutive Days)	Each	\$425	\$414	Increase by 2.82% CPI
Temporary Banner / Special Event Sign (Twenty-one [21] Consecutive Days, Maximum one [1] per Quarter)	Each	\$425	\$414	Increase by 2.82% CPI
Special Reviews				
Special Reviews - Document / File Research	Deposit ^{1,2,3}	\$500	\$500	No Change - Deposits
Special Reviews - Special Peer / Consultant Review	Deposit ^{1,2,3}	\$3,000	\$3,000	No Change - Deposits
Specific Plan				
Specific Plan (Consultant Prepared)	Deposit ^{1,2,3}	\$12,500	\$12,500	No Change - Deposits
Subdivisions				
Major Subdivision	Deposit ^{1,2,3}	\$6,500	\$6,500	No Change - Deposits
Minor Subdivision	Deposit ^{1,2,3}	\$5,000	\$5,000	No Change - Deposits
Urban Lot Split	Each	\$5,613	\$5,459	Increase by 2.82% CPI
Text Amendment				
General Plan Text Amendment	Deposit ^{1,2,3}	\$12,500	\$12,500	No Change - Deposits
Specific Plan Text Amendment	Deposit ^{1,2,3}	\$12,500	\$12,500	No Change - Deposits
Zoning Text Amendment	Deposit ^{1,2,3}	\$10,000	\$10,000	No Change - Deposits

Fee Name	Unit	FY2026-27	FY2025-26	Description
Time Extensions				
Time Extension Approved Administratively (Architectural Review, Development Plan, Use Permit Major / Minor Subdivisions, Variance, etc.)	Each	\$341	\$331	Increase by 2.82% CPI
Time Extension Requiring Public Hearing(s) (Development Plan, Use Permit, Major / Minor Subdivisions, Variance, etc.)	Deposit ^{1,2,3}	\$2,000	\$2,000	No Change - Deposits
Use Permits				
Minor Land Use Permit and Amendments (All Districts)	Deposit ^{1,2,3}	\$4,000	\$4,000	No Change - Deposits
Major Land Use Permits Requiring Public Hearing(s) & Amendment to Land Use Permit and/or Conditions of Approval (All Districts)	Deposit ^{1,2,3}	\$7,500	\$7,500	No Change - Deposits
Temporary Land Use Permit (Special Events e.g. Christmas Tree and Halloween Lots, etc.)	Each	\$850	\$827	Increase by 2.82% CPI
Temporary Land Use Permit - Portable Outdoor Storage Unit (POSU)				
Temporary Land Use Permit - Portable Outdoor Storage Unit - Residential	Each	\$341	\$331	Increase by 2.82% CPI
Temporary Land Use Permit - Portable Outdoor Storage Unit - Non-Residential	Each	\$341	\$331	Increase by 2.82% CPI
Other Fees				
Zoning Clearance	Each	\$850	\$827	Increase by 2.82% CPI
Home Occupation Permit	Each	\$255	\$248	Increase by 2.82% CPI
Short-Term Rental Registration				
Short-Term Rental Registration - New	Each	\$425	\$413	Increase by 2.82% CPI
Short-Term Rental Registration - Renewal	Each	\$341	\$331	Increase by 2.82% CPI
Telecommunications Use Permit				
Telecommunications Use Permit - Right-of-way Use Permit	Deposit ^{1,2,3}	\$3,500	\$3,500	No Change - Deposits
Telecommunications Use Permit - Requiring Administrative Review	Deposit ^{1,2,3}	\$4,000	\$4,000	No Change - Deposits
Telecommunications Use Permit - Requiring ARB Review	Deposit ^{1,2,3}	\$6,500	\$6,500	No Change - Deposits
Telecommunications Use Permit - Requiring Planning Commission Review	Deposit ^{1,2,3}	\$6,500	\$6,500	No Change - Deposits
Telecommunications Use Permit - Small Wireless Site License Fee	Each	\$1,021	\$993	Increase by 2.82% CPI
Variations				
Variance - Single Family Residence	Each	\$2,721	\$2,647	Increase by 2.82% CPI
Variance - Requiring Public Hearing (Each Application)	Deposit	\$5,500	\$5,500	No Change - Deposits
Variance - Processed Administratively	Each	\$2,721	\$2,647	Increase by 2.82% CPI
Minor Exception	Each	\$2,381	\$2,316	Increase by 2.82% CPI
Appeals				
Appeal from Zoning Administrator's Decision for Residential Property under SRMC §D7-8	Deposit ^{1,2,3}	\$4,000	\$4,000	No Change
Appeal from Zoning Administrator's Decision for Non- Residential Property under SRMC §D7-8	Deposit ^{1,2,3}	\$4,500	\$4,500	No Change
Appeal from Planning Commission Decision for Residential Property under SRMC §D7-8	Deposit ^{1,2,3}	\$4,500	\$4,500	No Change
Appeal from Planning Commission Decision for Non- Residential Property under SRMC §D7-8	Deposit ^{1,2,3}	\$4,500	\$4,500	No Change
Development Agreement & Amendments				
Development Agreement & Amendments	Deposit ^{1,2,3}	\$6,000	\$6,000	No Change - Deposits
Development Agreement Annual Review	Each	\$680	\$662	Increase by 2.82% CPI

Fee Name	Unit	FY2026-27	FY2025-26	Description
Improvement Bonds & Deposits				
Improvement Bonds & Deposits - Bond Amount	Bond	100% of Improvement or 20% Cash Bond	100% of Improvement or 20% Cash Bond	No Change - Bond Fee
Improvement Bonds & Deposits - Improvement Bond Processing	Deposit ^{1,2,3}	\$2,000	\$2,000	No Change Bond Deposit
Zoning Review/Building Permit				
Zoning Review/Building Permit - Single Family – Remodel	Each	\$509	\$495	Increase by 2.82% CPI
Zoning Review/Building Permit - Single Family - New/Addition/Substantial Alteration-	Each	\$1,020	\$992	Increase by 2.82% CPI
Zoning Review/Building Permit - Multi-Family/Mixed-Use - Minor Improvement	Each	\$851	\$827	Increase by 2.82% CPI
Zoning Review/Building Permit - Multi-Family/Mixed-Use - New/Addition/Substantial Alteration	Each	\$1,701	\$1,654	Increase by 2.82% CPI
Zoning Review/Building Permit - Commercial/Industrial - New Build	Each	\$1,701	\$1,654	Increase by 2.82% CPI
Zoning Review/Building Permit - Commercial/Industrial - T.I.	Each	\$341	\$331	Increase by 2.82% CPI
Zoning Review/Building Permit - Additional Plan Check fee (each review)	Each	\$341	\$331	Increase by 2.82% CPI
Address / Street Assignments				
Address / Street Assignment - Single Address	Each	\$510	\$496	Increase by 2.82% CPI
Address / Street Assignment - Multiple Addresses	Deposit ^{1,2,3}	\$1,500	\$1,500	No Change - Deposits
Tree Removal Permit				
Tree Removal Permit - Residential	Per Application	\$510	\$496	Increase by 2.82% CPI
Tree Removal Permit - Subdivision	Per Application	\$1,361	\$1,323	Increase by 2.82% CPI
Tree Removal Permit - Non-Residential, Administrative	Per Application	\$510	\$496	Increase by 2.82% CPI
Tree Removal Permit - Non-Residential - Requiring ARB Meeting	Each	\$1,701	\$1,654	Increase by 2.82% CPI
Miscellaneous Fees				
Zoning Certification letter	Deposit ^{1,2,3}	\$500	\$500	No Change - Deposits
Newspaper Advertisement	Actual Cost	Actual Cost	Actual Cost	No Change - Actual Cost
Notices				
Notices - Mailing (Under 100 Notices)	Each	\$850	\$827	Increase by 2.82% CPI
Notices - Mailing (Over 100 Notices)	Each	\$1,361	\$1,323	Increase by 2.82% CPI
Notices - Postage	Per Address	Current Postage Rate	Current Postage Rate	No Change - Postage Rate
Westside Specific Plan Recovery				
Westside Specific Plan Recovery - Non-Residential	Per Gross SF	\$0.57	\$0.56	Increase by 2.82% CPI
Westside Specific Plan Recovery - Residential	Per Unit	\$733.62	\$713.49	Increase by 2.82% CPI
Long-Range Planning Recovery Fees				
General Plan Recovery Costs	% of Building Valuation	0.17% (0.0017)	0.53% (or 0.0053)	Change per Nexus Study
Zoning Ordinance Recovery Costs	% of Building Valuation	0.13% (0.0013)	0.16% (or 0.0016)	Change per Nexus Study
San Ramon Village Specific Plan Recovery Fee				
San Ramon Village Specific Plan Recovery Fee - Commercial	Per Gross SF	0.44	\$0.44	No Change per Nexus Study
San Ramon Village Specific Plan Recovery Fee - Residential	Per Unit	\$598.11	\$598.11	No Change per Nexus Study
Microfilm and/or Laserfiche Fee				
Microfilm and/or Laserfiche Fee - Administrative Application(s) (Each Application)	Each	\$170	\$165	Increase by 2.82% CPI
Microfilm and/or Laserfiche Fee - Application(s) Requiring Public Hearing (Excluding Major Subdivisions)	Each	\$341	\$331	Increase by 2.82% CPI
Microfilm and/or Laserfiche Fee - Residential Subdivisions (Major Subdivision)	Each	\$1,021	\$993	Increase by 2.82% CPI
Technology Fee Surcharge				
Technology Fee Surcharge	% of Permit or Application Fee	4.74% (0.0474)	4.60%	Change per Nexus Study

Fee Name	Unit	FY2026-27	FY2025-26	Description
DEVELOPMENT IMPACT FEES				
School Age Child Care Fees⁶				
Commercial				
School Age Child Care Fees ⁶ - Commercial - Office	Per Gross SF	\$0.17	\$0.61	Change per Nexus Study
School Age Child Care Fees ⁶ - Commercial - Retail	Per Gross SF	\$0.23	\$0.34	Change per Nexus Study
School Age Child Care Fees ⁶ - Commercial - Hotel	Per Guest Room	\$200.13	\$0.18	Change per Nexus Study
School Age Child Care Fees ⁶ - Commercial - Institutional/Other	Per Gross SF	\$0.19	\$0.23	Change per Nexus Study
Residential				
School Age Child Care Fees ⁶ - Residential (all housing types)	Per Gross SF	\$0.29		Change per Nexus Study
Park and Recreation Facility Impact Fee⁶				
Park and Recreation Facility Impact Fee ⁶ - Residential, all housing types	Per Gross SF	\$1.39		Change per Nexus Study
Parkland Dedication Fee (Quimby Act)⁶				
Parkland Dedication Fee (Quimby Act) ⁶ - Residential, all housing types	Per Gross SF	\$22.63		Change per Nexus Study
Open Space Development Impact Fee⁶				
Open Space Development Impact Fee ⁶ - Residential, all housing types	Per Gross SF	\$1.18		Change per Nexus Study
Public Art Fee⁶				
Residential				
Public Art Fee ⁶ - Residential (all housing types)	Per Gross SF	\$0.03		Change per Nexus Study
Commercial				
Public Art Fee ⁶ - Commercial - Office	Per Gross SF	\$0.02		Change per Nexus Study
Public Art Fee ⁶ - Commercial - Retail	Per Gross SF	\$0.02		Change per Nexus Study
Public Art Fee ⁶ - Commercial - Hotel	Per Guest Room	\$20.05		Change per Nexus Study
Public Art Fee ⁶ - Commercial - Institutional/Other	Per Gross SF	\$0.03		Change per Nexus Study
Affordable Housing Impact Fee⁷				
Commercial				
Affordable Housing Impact Fee ⁷ - Commercial - Office, Retail, Hotel	Per Gross SF	\$4.88	\$4.85	Increase by 0.60% CCI
Affordable Housing Impact Fee ⁷ - Commercial -Industrial	Per Gross SF	\$3.66	\$3.64	Increase by 0.60% CCI
Residential				
Affordable Housing Impact Fee ⁷ - Residential - Single-Family Detached	Per Livable SF	\$31.43		Change per Nexus Study
Affordable Housing Impact Fee ⁷ - Residential - Townhome	Per Livable SF	\$37.40		Change per Nexus Study
Affordable Housing Impact Fee ⁷ - Residential - Condominium	Per Livable SF	\$48.10		Change per Nexus Study
Affordable Housing Impact Fee ⁷ - Residential - Apartment	Per Livable SF	\$45.78		Change per Nexus Study

Planning Services Division Footnotes:

1. Time and Materials charges are calculated using an hourly rate of \$339.31 for each employee working on the application.
2. Deposit amounts are set at assumed average cost of time and materials to provide the service. When the deposit has been drawn by 80%, an additional deposit of 25% to 50% of the original deposit fee will be required to continue processing application(s) as determined by the Planning Services Division. Applications may be deemed withdrawn if account deficits exist.
3. Project Applicants shall pay a cumulative total fee and/or deposits for each application type required.
4. DU = Dwelling Unit
5. The State Department of Fish & Game and Contra Costa County require filing fees (AB 3158) at the time of project approval.
6. School Age Child Care Fees, Parkland Dedication Fee (Quimby Act), Park and Recreational Facility Impact Fee, Open Space Development Impact Fee, and the Public Art Fee
7. Refer to the Inclusionary Housing and Affordable Housing Commercial Linkage Fee Ordinance for on-site construction requirements. The review authority may also consider an applicable alternative means of compliance or waiver/adjustment/reduction claims as allowed by the Ordinance.

Fee Name	Unit	FY2026-27	FY2025-26	Description
BUILDING & SAFETY FEES				
Building Permit Fees (Valuation-Based)				
\$1.00 to \$500.00	Base	\$213	\$207	Increase by 2.82% CPI
Projects Valued at \$500	Base	\$213	\$207	Increase by 2.82% CPI
\$501.00 to \$2,000.00	Each Addl. \$100 or fraction thereof	\$14	\$14	Increase by 2.82% CPI
Projects Valued at \$2,000	Base	\$417	\$417	No Change -Construction Valuation - Cost per SF
\$2,001.00 to \$25,000.00	Each Addl. \$1,000 or fraction	\$19	\$18	Increase by 2.82% CPI
Projects Valued at \$25,000	Base	\$831	\$831	No Change -Construction Valuation - Cost per SF
\$25,001.00 to \$50,000.00	Each Addl. \$1,000 or fraction	\$34	\$33	Increase by 2.82% CPI
Projects Valued at \$50,000	Base	\$1,656	\$1,656	No Change -Construction Valuation - Cost per SF
\$50,001.00 to \$100,000.00	Each Addl. \$1,000 or fraction	\$13	\$13	No Change -Construction Valuation - Cost per SF
Projects Valued at \$100,000	Base	\$2,306	\$2,306	No Change -Construction Valuation - Cost per SF
\$100,001.00 to \$500,000.00	Each Addl. \$1,000 or fraction	\$11	\$11	No Change
Projects Valued at \$500,000	Base	\$6,706	\$6,706	No Change -Construction Valuation - Cost per SF
\$500,001.00 to \$1,000,000.00	Each Addl. \$1,000 or fraction	\$9	\$9	No Change -Construction Valuation - Cost per SF
Projects Valued at \$1,000,000	Base	\$11,206	\$11,206	No Change -Construction Valuation - Cost per SF
\$1,000,001.00 to \$10,000,000	Each Addl. \$1,000 or fraction	\$4	\$4	No Change -Construction Valuation - Cost per SF
Projects Valued at \$10,000,000	Base	\$42,706	\$42,706	No Change -Construction Valuation - Cost per SF
\$10,000,001.00 to \$50,000,000	Each Addl. \$1,000 or fraction	\$3	\$3	No Change
Projects Valued at \$50,000,000	Base	\$162,706	\$162,706	No Change -Construction Valuation - Cost per SF
\$50,000,001 to \$100,000,000	Each Addl. \$1,000 or fraction	\$3	\$3	No Change
Projects Valued at \$100,000,000	Base	\$312,706	\$312,706	No Change -Construction Valuation - Cost per SF
\$100,000,000+	Each Addl. \$1,000 or fraction	\$3	\$3	No Change -Construction Valuation - Cost per SF
Permit Valuation shall be set as required in Section 109.3 of the California Building Code as adopted and amended by the City of San Ramon.				
Building Plan Check Fees				
Plan Check Fee	% of Building Permit	55%	55%	No Change
Disabled Access Plan Check	% of Plan Check Fee	25%	25%	No Change
Energy Plan Check	% of Plan Check Fee	25%	25%	No Change
Plan Check Extension (before plan check expiration)	Flat Fee	\$207	\$207	No Change
Additional Fees				
Permit Issuance Fee	Per Permit	\$89	\$87	Increase by 2.82% CPI
Disable Access Inspection	% of Building Permit Fee	25%	25%	No Change
Energy Inspection	% of Building Permit Fee	25%	25%	No Change
Plan Duplication Affidavit Fee	Per Plan	\$89	\$87	Increase by 2.82% CPI
Technology Surcharge*	% of Permit Fee	4.60%	4.60%	No Change
* Only assessed on Development-related applications, and does not include any impact fees.				
Permit Extension Fee (before permit expiration)	Flat Fee	\$207	\$207	No Change
Temporary Certificate of Occupancy				
TCO Bond	Per Sq. Ft.	\$2	\$2	No Change - Admin Fee Bond
TCO Administration Fee	% of Cash Bond	5%	5%	No Change - Admin Fee Bond
Review and approve the waste management plan and summary report for all projects with a construction value over \$75,000 and all demolition projects	Each	\$469	\$457	Increase by 2.82% CPI
Re-Inspection Fee Assessed When the Work for a Scheduled Inspection is Not Ready to be Inspected	Each	\$151	\$147	Increase by 2.82% CPI
Inspections for which no fee specifically indicated	Per Hour	\$213	\$207	Increase by 2.82% CPI
Additional Plan Review Required by Changes, Additions or Revisions	Per Hour	\$235	\$229	Increase by 2.82% CPI

Fee Name	Unit	FY2026-27	FY2025-26	Description
Restore Service – A Permit to restore electric utility service (shut-off because of vacancy, fire, or official act), not inclusive of fees for work requiring additional permits	Each Utility	\$196	\$190	Increase by 2.82% CPI
Demolition Permit	Each and Per hour	\$106	\$104	Increase by 2.82% CPI
Swimming Pool Permit	Valuation	Valuation-Based	Valuation-Based	No change
Flat Fees				
Solar Heating and Cooling System				
Residential:				
10kWth or less	Each	\$566	\$551	Increase by 2.82% CPI
Per Addl kWth	Per kWth	\$19	\$18	Increase by 2.82% CPI
Commercial:				
30kWth or less	Each	\$1,156	\$1,124	Increase by 2.82% CPI
31-260 kWth	Per kWth	\$11	\$10	Increase by 2.82% CPI
260+ kWth	Per kWth	\$7	\$7	Increase by 2.82% CPI
Photovoltaic (PV) Installation				
Residential:				
10kWth or less	Each	\$566	\$551	Increase by 2.82% CPI
Per Addl kWth	Per kWth	\$17	\$17	Increase by 2.82% CPI
SolarAPP+ Permit Designs	Each	\$450	\$450	No Change - State Guided Fee
Commercial:				
30kWth or less	Each	\$1,262	\$1,228	Increase by 2.82% CPI
31-260 kWth	Per kWth	\$9	\$8	Increase by 2.82% CPI
260+ kWth*	Per kWth	\$5	\$5	Increase by 2.82% CPI
*plus additional building permit fee for ground-built support structure				
Residential Solar Energy Storage (Battery)				
First Battery	Each	\$396	\$385	Increase by 2.82% CPI
Each Additional Battery	Each	\$35	\$34	Increase by 2.82% CPI
Miscellaneous Permit Fee				
Remodels:				
Bathroom Remodel or Repair (w/o structural modification)	Each	\$780	\$759	Increase by 2.82% CPI
Kitchen Remodel or Repair (w/o structural modification)	Each	\$780	\$759	Increase by 2.82% CPI
Re-roof				
Up to 10x10 ft.	Base	\$160	\$155	Increase by 2.82% CPI
Each Additional 10x10 Ft	Each	\$19	\$18	Increase by 2.82% CPI
Window/Door Permit (w/o structural modification)				
First 4 Windows and 1 Door	Base	\$278	\$270	Increase by 2.82% CPI
Each Additional Window	Each	\$19	\$18	Increase by 2.82% CPI
Each Additional Door	Each	\$19	\$18	Increase by 2.82% CPI
Special Inspection				
Administration of Special Inspection – When required by construction type or special conditions by the Chief Building Official	% of Building Permit	10%	10%	No Change
Code Compliance Investigation	Each	\$266	\$259	Increase by 2.82% CPI
Investigation Reports – Minimum	Per Hour	\$213	\$207	Increase by 2.82% CPI
Investigation Reports – With Photos	Each	\$320	\$312	Increase by 2.82% CPI
Investigation Fee – Work Without Permit*	Violation	Equal to Permit Fee	Equal to Permit Fee	No Change - Council Direction
*This provision does not apply to emergency work if the Chief Building Official determines that such work was urgent and necessary as well as if it is not practicable to obtain a permit before the work has begun.				

Fee Name	Unit	FY2026-27	FY2025-26	Description
Weekly Building Permit Activity Reports				
Annual	Each	\$179	\$174	Increase by 2.82% CPI
Per Request	Each	\$30	\$29	Increase by 2.82% CPI
Overtime				
Weekends (4 hr min)	Per Hour	\$254	\$247	Increase by 2.82% CPI
Holidays (4 hr min)	Per Hour	\$295	\$287	Increase by 2.82% CPI
During Regular Business Week	Per Hour	\$254	\$247	Increase by 2.82% CPI
Other Fees				
Electric Vehicle Charging Station	Per kWh	\$0.39 kWh - \$2.00 kWh	\$0.39 kWh - \$2.00 kWh	No Change - Variable Based on Station
Code Enforcement				
First Notice / Inspection	Each	Courtesy (No Fee)	Courtesy (No Fee)	No Change
Subsequent Notices / Inspections	Per Hour	\$427	\$415	Increase by 2.82% CPI
Photograph Processing	Actual Cost	Actual Cost + 15% Admin Fee	Actual Cost + 15% Admin Fee	No Change - Actual Cost
Mileage	Per Mile	\$0.67/mile + 15% Admin Fee	\$0.67/mile + 15% Admin Fee	No Change - Mileage Rate + Admin Fee
Extension Fee	Each	\$138	\$135	Increase by 2.82% CPI
Posting Fee	Each	\$104	\$101	Increase by 2.82% CPI
Administrative Hearing	Each	\$746	\$726	Increase by 2.82% CPI
Title Search Fee	Actual Cost	Actual Cost + 15% Admin Fee	Actual Cost + 15% Admin Fee	No change as Actual Cost
Declaration of Substandard and/or Public Nuisance Notice	Each	\$853	\$829	Increase by 2.82% CPI
Removal of Declaration	Each	\$746	\$726	Increase by 2.82% CPI
Vehicle Abatement (Removal)	Actual Cost	Actual Cost + 15% Admin Fee	Actual Cost + 15% Admin Fee	No Change - Actual Cost
Abatement (Cleanup) Cost	Actual Cost	Actual Cost + 15% Admin Fee	Actual Cost + 15% Admin Fee	No Change - Actual Cost
Preparation of Job Specifications	Each	\$640	\$622	Increase by 2.82% CPI
City Council Approval of Contract	Each	\$213	\$207	Increase by 2.82% CPI
Contract Performance Inspection	Each	\$213	\$207	Increase by 2.82% CPI
Billing	Each	\$106	\$104	Increase by 2.82% CPI
Record Special Assessment	Each	\$106	\$104	Increase by 2.82% CPI
Filing a Special Assessment	Each	\$213	\$207	Increase by 2.82% CPI
Administrative Costs Pertaining to Violations of the Sign Ordinance	Per Sign	\$22	\$21	Increase by 2.82% CPI
Fines for Other City Building Violations				
First Violation Ordinance and Building Code	Not to Exceed	\$100	\$100	No Change - Municipal Code
Second Violation (Within one [1] year)	Not to Exceed	\$200	\$200	No Change - Municipal Code
Each Additional Violation (Same Ordinance within one [1] year)	Not to Exceed	\$500	\$500	No Change - Municipal Code
Second Building Code Violation	Each	\$500	\$500	No Change - Municipal Code
Third Building Code Violation	Each	\$1,000	\$1,000	No Change - Municipal Code
ELECTRIC PERMIT				
Minimum Fee	Minimum	\$160	\$155	Increase by 2.82% CPI
Electrical Service	Each	\$160	\$155	Increase by 2.82% CPI
Additional sub-feeders and distribution power panels	Per	\$53	\$52	Increase by 2.82% CPI
Miscellaneous Permit Fee	Base	\$213	\$207	Increase by 2.82% CPI
Miscellaneous Permit Fee	% of Contract Cost	2%	2%	No Change
Electric Plan Check Fee	% of Electric Permit Fee	65%	65%	No Change
Residential Dwellings	% of Building Permit Fee	20%	20%	No Change
In-Ground Swimming Pool, Spas, and Hot Tubs	Each	\$320	\$312	Increase by 2.82% CPI
In-Ground Swimming Pool, Spas, and Hot Tubs Plan Check	% of Building Permit Fee	30%	30%	No Change
Above-Ground Swimming Pool, Spas and Hot Tubs	Each	\$213	\$207	Increase by 2.82% CPI

Fee Name	Unit	FY2026-27	FY2025-26	Description
Electric Power Distribution Poles				
Temporary Electrical Service	Each	\$160	\$155	Increase by 2.82% CPI
Additional sub-feeders and distribution power panels	Each	\$53	\$52	Increase by 2.82% CPI
Furnace/Air Conditioning				
Residential	Each	\$160	\$155	Increase by 2.82% CPI
Commercial	Minimum	\$320	\$312	Increase by 2.82% CPI
Low Voltage, Protective, Security Signal and Communications Circuits	% of Building Permit Fee	3%	3%	No Change
Electric Signs and Outline Lighting	Minimum	\$160	\$155	Increase by 2.82% CPI
Commercial or Industrial				
Office / Light Industrial	% of Building Permit Fee	15%	15%	No Change
Retail Sales	% of Building Permit Fee	20%	20%	No Change
Food Markets	% of Building Permit Fee	30%	30%	No Change
Heavy Industrial	% of Building Permit Fee	30%	30%	No Change
Restaurants	% of Building Permit Fee	35%	35%	No Change
Other	% of Building Permit Fee	35%	35%	No Change
PLUMBING PERMIT				
Minimum Fee	Minimum	\$160	\$155	Increase by 2.82% CPI
Miscellaneous Permit Fee	Each	\$160	\$155	Increase by 2.82% CPI
Miscellaneous Permit Fee	% of Contract Cost	2%	2%	No Change
Residential Dwellings	% of Building Permit Fee	15%	15%	No Change
Swimming Pools	% of Building Permit Fee	10%	10%	No Change
Furnace/Air Conditioning				
Residential	Each	\$160	\$155	Increase by 2.82% CPI
Commercial	% of Building Permit Fee	15%	15%	No Change
Commercial or Industrial				
Office	% of Building Permit Fee	10%	10%	No Change
Retail Sales	% of Building Permit Fee	10%	10%	No Change
Food Markets	% of Building Permit Fee	10%	10%	No Change
Industrial	% of Building Permit Fee	10%	10%	No Change
Restaurants	% of Building Permit Fee	15%	15%	No Change
Other	% of Building Permit Fee	15%	15%	No Change
Heat Pump Water Heaters	Each	\$160	\$155	Increase by 2.82% CPI
Water Heaters	Each	\$160	\$155	Increase by 2.82% CPI
Plumbing Plan Check Fee	% of Plumbing Permit	65%	65%	No Change
MECHANICAL PERMIT				
Minimum Fee	Minimum	\$160	\$155	Increase by 2.82% CPI
Miscellaneous Permit Fee	Each	\$160	\$155	Increase by 2.82% CPI
Miscellaneous Permit Fee	% of Contract Cost	\$0	\$0	No Change
Residential Furnace/Air Conditioning (replace in-kind)	Each	\$219	\$213	Increase by 2.82% CPI
Residential Dwellings	% of Building Permit Fee	15%	15%	No Change
Swimming Pools	% of Building Permit Fee	10%	10%	No Change
Furnace/Air Conditioning				
Residential	Each	15967%	15530%	Increase by 2.82% CPI
Commercial	% of Building Permit Fee	15%	15%	No Change

Fee Name	Unit	FY2026-27	FY2025-26	Description
Commercial or Industrial				
Office	% of Building Permit Fee	10%	10%	No Change
Retail Sales	% of Building Permit Fee	10%	10%	No Change
Food Markets	% of Building Permit Fee	10%	10%	No Change
Industrial	% of Building Permit Fee	10%	10%	No Change
Restaurants	% of Building Permit Fee	15%	15%	No Change
Other	% of Building Permit Fee	15%	15%	No Change
Mechanical Plan Check Fee	% of Mechanical Permit Fee	65%	65%	No Change
ENGINEERING FEES				
DV GHAD and NWSR GHAD Fees				
Routine Building Permit Reviews				
Data Collection Processing	Per Hour (2 hr Min.)	\$266	\$259	Increase by 2.82% CPI
Inspection	Per Hour (2 hr Min.)	\$252	\$245	Increase by 2.82% CPI
Non-Routine Building Permit Reviews				
Initial Deposit	Deposit Range	\$500 - \$10,000	\$500 - \$10,000	No Change - Deposit Range
Hourly Review	Per Hour	\$266	\$259	Increase by 2.82% CPI
Special Projects				
Minimum Fee	Each	\$3,329	\$3,238	Increase by 2.82% CPI
Hourly Review	Per Hour	\$266	\$259	Increase by 2.82% CPI
Consultant Review	Actual Cost	Consultant Cost + Admin Fee	Consultant Cost + Admin Fee	No Change - Actual Cost
Inspection Fee	Per Hour (2 hr Min.)	\$252	\$245	Increase by 2.82% CPI
Overtime Inspections:				
During Regular Business Week	Per Hour	\$298	\$290	Increase by 2.82% CPI
During Weekends	Per Hour (3 hr. Min)	\$298	\$290	Increase by 2.82% CPI
Fee Notes				
<p>The DV GHAD and NWSR GHAD fees and charges shall be the same as those established by the City of San Ramon for all similar services except as otherwise detailed in this Schedule of Fee and Charges.</p> <p>A plan checking and inspection fee will be assessed for all projects that require plan reviews and/or inspections related to DV GHAD or NWSR GHAD facilities, including toe-</p> <p>Non-routine projects that require in excess of four (4) hours of staff time (two [2] hours staff review + two [2] hours inspection) may be assessed charges based on the actual staff time required to review the project. The deposit amount collected is subject to the discretion of the District Engineer.</p> <p>For all parcels within the DV GHAD and NWSR GHAD, the Routine and Non-Routine Building Permit Review fees shall be in lieu of the Public Works Engineering Services Division Building Review Fee.</p> <p>Special projects including Annexation Agreements, Engineers Report, Revisions to the Plan of Control and Request for Other Services will be assessed a minimum fee of \$1,000.00 plus per hour rate for additional staff hours in excess of the minimum fee based on actual staff time required to review the project. The consultant fees will be the actual of the consultant services plus an administrative fee.</p>				

Fee Name	Unit	FY2026-27	FY2025-26	Description
Drainage Permit Application Fee				
Routine Projects (Processing & Filing)	Per Hour (2 hr Min.)	\$266	\$259	Increase by 2.82% CPI
Special Projects (Processing & Filing)				
Initial Deposit	Deposit Range	\$500 - \$10,000	\$500 - \$10,000	No Change - Deposit Range
Site Development				
A Site Development Permit shall be required for the plan check and inspection of all construction sites, improvements of non-residential and residential developments, including grading and drainage improvements, street and related frontage improvements, parking lot improvements, landscaping, and other related site improvements. The fee shall cover plan check and inspection services.				
The Site Development Permit shall serve as a grading permit, an erosion and sedimentation control permit, parking lot construction permit, and encroachment permit for curb gutter, driveway and sidewalk improvements, which are authorized by the Municipal Code.				
Plan Check Fee				
\$0 - \$250,000	% of Improvement	3.10%	3.10%	No Change
\$250,000-\$1,000,000	% of Improvement	3.20%	3.20%	No Change
\$1,000,000+	% of Improvement	2.40%	2.40%	No Change
Consultant Review	Actual Cost	Consultant Cost + Admin Fee	Consultant Cost + Admin Fee	No Change - Actual Cost
Inspection Fee During Regular Business Week				
\$0 - \$250,000	% of Improvement	5.80%	5.80%	No Change
\$250,000-\$1,000,000	% of Improvement	6.70%	6.70%	No Change
\$1,000,000+	% of Improvement	5.60%	5.60%	No Change
Overtime Inspection Fee During Weekends	Per Hour (3 hr. Min)	\$298	\$290	Increase by 2.82% CPI
Building Permit Review Fees:				
A building permit review fee will be required for all building permit applications requiring Engineering review, and will be collected by the Building Division at the time of application submittal. Building Permit Reviews within the DV GHAD or NWSR GHAD will be charged the applicable DV GHAD and NWSR GHAD Building Permit Review fees.				
Routine Building Permit Reviews				
Data Collection Processing	Per Hour (2 hr Min.)	\$266	\$259	Increase by 2.82% CPI
Inspection	Per Hour (2 hr Min.)	\$252	\$245	Increase by 2.82% CPI
Non-Routine Building Permit Reviews				
Initial Deposit	Deposit Range	\$500 - \$10,000	\$500 - \$10,000	No change - Deposit Range
Hourly Review	Per Hour	\$266	\$259	Increase by 2.82% CPI
Special Projects				
Minimum Fee	Each	\$3,329	\$3,238	Increase by 2.82% CPI
Hourly Review	Per Hour	\$266	\$259	Increase by 2.82% CPI
Consultant Review	Actual Cost	Consultant Cost + Admin Fee	Consultant Cost + Admin Fee	No Change - Actual Cost
Inspection Fee	Per Hour (2 hr Min.)	\$252	\$245	Increase by 2.82% CPI
Overtime Inspections:				
During Regular Business Week	Per Hour	\$298	\$290	Increase by 2.82% CPI
During Weekends	Per Hour (3 hr. Min)	\$298	\$290	Increase by 2.82% CPI
Initial Deposit	Deposit Range	\$500 - \$10,000	\$500 - \$10,000	No Change - Deposit Range
Encroachment Permits				
Hauling and Oversize Loads				
Single Trip	Each	\$16	\$16	No Change - State Set
Annual Trip	Each	\$90	\$90	No Change - State Set
Permit Application & Filing Fee:				
Routine, which include Curb, Gutter, Sidewalks, PODs, and Cross Drains	Per Hour (1 hr Min.)	\$266	\$259	Increase by 2.82% CPI
Non-Routine Projects	Per Hour (3 hr. Min)	\$266	\$259	Increase by 2.82% CPI
Permit Inspection Fee:				
Routine Projects	Per Hour (2 hr Min.)	\$252	\$245	Increase by 2.82% CPI
Non-Routine Projects	Per Hour (3 hr. Min)	\$252	\$245	Increase by 2.82% CPI
Stormwater Quality Device (C.3) Inspection	Per Hour (2 hr Min.)	\$252	\$245	Increase by 2.82% CPI

Fee Name	Unit	FY2026-27	FY2025-26	Description
Permit Application, Filing, Inspection, and Review Fee – Special Projects				
Initial Deposit	Deposit Range	\$500 - \$25,000	\$500 - \$25,000	No Change - Deposit Range
Hourly Review	Per Hour	\$266	\$259	Increase by 2.82% CPI
Overtime Inspection Fee During Regular Business Week	Per Hour	\$298	\$290	Increase by 2.82% CPI
Overtime Inspection Fee During Weekends	Per Hour (3 hr. Min)	\$298	\$290	Increase by 2.82% CPI
Subdivision / Preliminary Development Review				
Preliminary Development Review Fee				
Plans / Studies Awaiting Entitlement - Initial Deposit	Deposit	\$3,500	\$3,500	No Change - Deposit
Mixed Use Development Projects - Initial Deposit	Deposit	\$4,000	\$4,000	No Change - Deposit
Hourly Review	Per Hour	\$266	\$259	Increase by 2.82% CPI
Routine Projects	Per Hour (2 hr Min.)	\$266	\$259	Increase by 2.82% CPI
Utility	Per Hour (3 hr. Min)	\$266	\$259	Increase by 2.82% CPI
Day Care/Learning Center of 14 or Fewer Kids	Per Hour (1.5 hr Min.)	\$266	\$259	Increase by 2.82% CPI
Day Care/Learning Center of 15 or More Kids:				
Initial Deposit	Deposit	\$1,500	\$1,500	No Change - Deposit
Hourly Review	Per Hour	\$266	\$259	Increase by 2.82% CPI
Minor Subdivisions				
Initial Deposit	Deposit	\$3,000	\$3,000	No Change - Deposit
Consultant Review	Actual Cost	Consultant + Admin Fee	Consultant + Admin Fee	No Change - Actual Cost
Major Subdivisions				
Initial Deposit	Deposit	\$4,000	\$4,000	No Change - Deposit
Per Lot	Per Lot	\$333	\$324	Increase by 2.82% CPI
Consultant Review	Actual Cost	Consultant + Admin Fee	Consultant + Admin Fee	No Change - Actual Cost
Monument Checking Fee – Any error found in placement, course or identification of survey monuments shall require payment of fee as indicated	Actual Cost	Consultant + Admin Fee	Consultant + Admin Fee	No Change - Actual Cost
Tentative Map Technical Review Fee				
Initial Deposit	Deposit	\$3,000	\$3,000	No Change - Deposit
Hourly Review	Per Hour	\$266	\$259	Increase by 2.82% CPI
Single Parcel Plan Review Fee	Per Parcel	\$133	\$130	Increase by 2.82% CPI
Certificates of Compliance, Property Mergers, Parcel Map Waivers & Lot Line Adjustments				
Parcel Review	Per Parcel	\$400	\$389	Increase by 2.82% CPI
Hourly Review	Per Hour	\$266	\$259	Increase by 2.82% CPI
Street Vacations				
Initial Deposit	Deposit	\$533	\$518	Increase by 2.82% CPI
Hourly Review	Per Hour	\$266	\$259	Increase by 2.82% CPI
Bonds, Letters of Credit and Deposits for Improvements				
Improvement Bond	% of Improvement	100%	100%	No change - Bond Fee
Administrative Fee	Each	\$533	\$518	Increase by 2.82% CPI
Base Map Revision Fee (Applicable at filing of Final Map, Parcel Map or Lot Line Adjustment)				
County Fee	Each	County Fee	County Fee	No change - County Fee
Administrative Fee	Each	County Fee	County Fee	No change - County Fee

Fee Name	Unit	FY2026-27	FY2025-26	Description
Other Fees				
Appeals	Each		\$648	Increase by 2.82% CPI
Peer Review of Special Studies	Actual Cost	Consultant + Admin Fee	Consultant + Admin Fee	No Change - Actual Cost
Technology Surcharge	% of Permit Fee	4.60%	4.60%	No Change
Storm Water Markers	Each	\$10	\$10	No Change-Actual Cost
Engineering Research				
Engineering Drawings, Reports, Letters, and Miscellaneous	Per Hour (0.5 hr Min.)	\$266	\$259	Increase by 2.82% CPI
Flood Zone Research				
Lot Research	Per Lot	\$89	\$86	Increase by 2.82% CPI
Hourly Review	Per Hour	\$266	\$259	Increase by 2.82% CPI
CREEK STUDY AND DRAINAGE MITIGATION				
Twin Creeks Watershed	Per Developable Acre	\$3,193	\$3,106	Increase by 2.82% CPI
South San Ramon Creek (Main Stem)	Per Developable Acre	\$1,597	\$1,553	Increase by 2.82% CPI
Oak Creek Watershed	Per Developable Acre	\$1,863	\$1,812	Increase by 2.82% CPI
Drainage Mitigation Fee	Per SF of Site Impervious Surface	\$0.32	\$0.31	Increase by 2.82% CPI

Subdivision/Preliminary Development Review Fee

Based upon the existing staffing level and respective salaries, benefits, and specific expenditures related to engineering plan review, costs are not being fully recovered to provide this service. Presently, the hourly billing rate of \$200/hour does not recover staff salaries and benefits. A new rate of \$250/hour is consistent with the general billing rate for engineering staff who review these projects. In surveying other cities, the hourly rate ranges from \$151/hour to \$303/hour, with the average at \$221/hour. This change will result in an increase in cost to the applicant, but will significantly improve cost recovery and this increase proposed rate falls within the range of what other surrounding cities charge. This rate is also consistent with the Planning general hourly rate.

The existing \$60 minimum was based on the previous \$120/hour rate for ½ hour, and is being proposed to \$80 minimum to be consistent with a ½ hour minimum.

TRAFFIC MITIGATION FEES				
Residential:				
Single-Family Residential:				
Less than 1,000 SF	Per Dwelling Unit	\$3,558	\$3,536.84	Increase by 0.6% CCI
1,000 - 1,499 SF	Per Dwelling Unit	\$3,858	\$3,835.17	Increase by 0.6% CCI
1,500 - 1,999 SF	Per Dwelling Unit	\$4,029	\$4,004.92	Increase by 0.6% CCI
2,000 - 2,499 SF	Per Dwelling Unit	\$4,158	\$4,133.51	Increase by 0.6% CCI
2,500 - 2,999 SF	Per Dwelling Unit	\$4,287	\$4,261.07	Increase by 0.6% CCI
3,000 - 3,999 SF	Per Dwelling Unit	\$4,415	\$4,388.64	Increase by 0.6% CCI
4,000 SF or Greater	Per Dwelling Unit	\$4,458	\$4,431.85	Increase by 0.6% CCI
Apartment, Townhome, Condo	Per Dwelling Unit	\$2,325	\$2,311.59	Increase by 0.6% CCI
Other	Per P.M. Peak Hour Trip	\$4,891	\$4,861.87	Increase by 0.6% CCI

Fee Name	Unit	FY2026-27	FY2025-26	Description
Non-Residential:				
Retail	Per 1,000 SF	\$8,416	\$8,365.78	Increase by 0.6% CCI
Office	Per 1,000 SF	\$10,561	\$10,498.37	Increase by 0.6% CCI
Service Commercial	Per 1,000 SF	\$4,911	\$4,881.41	Increase by 0.6% CCI
Other Non-Residential	Per 1,000 SF	\$4,891	\$4,861.87	Increase by 0.6% CCI
Tassajara Area Benefit Fee	Per Dwelling Unit	\$13,733	\$13,650.79	Increase by 0.6% CCI
Southern Contra Costa JEP A Traffic Mitigation Fee				
Contra Costa Sub-Regional Fee				
Single / Multi-Family Residential	Each	\$5,359	\$5,326.70	Increase by 0.6% CCI
Apartment, Townhome, Condo	Per Dwelling Unit	\$5,359	\$5,326.70	Increase by 0.6% CCI
Office	Per SF	\$8.25	\$8.20	Increase by 0.6% CCI
Commercial Retail	Per SF	\$5.17	\$5.14	Increase by 0.6% CCI
Other	Each	\$5,305	\$5,272.89	Increase by 0.6% CCI
Southern Contra Costa Regional Fees				
Single / Multi-Family Residential	Each	\$1,917	\$1,905.82	Increase by 0.6% CCI
Industrial	Per SF	\$5.41	\$5.38	Increase by 0.6% CCI
Other	Per Avg Peak Hour Trip	\$6,648	\$6,608.69	Increase by 0.6% CCI
Accessory Dwelling Unit	Per Dwelling Unit	\$0.00	\$0.00	No Change
Affordable Housing	Per Dwelling Unit	\$0.00	\$0.00	No Change
Tri-Valley Transportation Development Fees				
Single Family Residential	Per Dwelling Unit	\$7,189	\$7,145.70	Increase by 0.6% CCI
Multi-Family Residential	Per Dwelling Unit	\$4,238	\$4,213.06	Increase by 0.6% CCI
Office	Per SF	\$9.60	\$9.54	Increase by 0.6% CCI
Retail	Per SF	\$6.12	\$6.09	Increase by 0.6% CCI
Industrial	Per SF	\$5.41	\$5.38	Increase by 0.6% CCI
Other	Per Avg Peak Hour Trip	\$6,648	\$6,608.69	Increase by 0.6% CCI
Accessory Dwelling Unit	Per Dwelling Unit	\$0.00	\$0.00	No Change
Affordable Housing	Per Dwelling Unit	\$0.00	\$0.00	No Change

Subdivision/Preliminary Development Review Fee

Based upon the existing staffing level and respective salaries, benefits, and specific expenditures related to engineering plan review, costs are not being fully recovered to provide this service. Presently, the hourly billing rate of \$200/hour does not recover staff salaries and benefits. A new rate of \$250/hour is consistent with the general billing rate for engineering staff who review these projects. In surveying other cities, the hourly rate ranges from \$151/hour to \$303/hour, with the average at \$221/hour. This change will result in an increase in cost to the applicant, but will significantly improve cost recovery and this increase proposed rate falls within the range of what other surrounding cities charge. This rate is also consistent with the Planning general hourly rate. The existing \$60 minimum was based on the previous \$120/hour rate for ½ hour, and is being proposed to \$80 minimum to be consistent with a ½ hour minimum.

Fee Name	Unit	FY2026-27	FY2025-26	Description
TRANSPORTATION SERVICES DIVISION				
Preliminary Development Review Fee - Day Care / Learning Center	Per Hour (1.5 hr Min.)	\$266	\$259	Increase by 2.82% CPI
<u>Subdivision/Preliminary Development Review Fee</u> Based upon the existing staffing level and respective salaries, benefits, and specific expenditures related to engineering plan review, costs are not being fully recovered to provide this service. Presently, the hourly billing rate of \$200/hour does not recover staff salaries and benefits. A new rate of \$250/hour is consistent with the general billing rate for engineering staff who review these projects. In surveying other cities, the hourly rate ranges from \$151/hour to \$303/hour, with the average at \$221/hour. This change will result in an increase in cost to the applicant, but will significantly improve cost recovery and this increase proposed rate falls within the range of what other surrounding cities charge. This rate is also consistent with the Planning general hourly rate. The existing \$60 minimum was based on the previous \$120/hour rate for ½ hour, and is being proposed to \$80 minimum to be consistent with a ½ hour minimum.				
PUBLIC SERVICES FEES				
Staffing Rates				
Administration	Per Hour	\$195	\$190	Increase by 2.82% CPI
Field – Regular	Per Hour	\$169	\$165	Increase by 2.82% CPI
Field – Overtime	Per Hour	\$202	\$197	Increase by 2.82% CPI
Field – Call-Out/Emergency Stand-By (Two (2) Hour Minimum)	Per Hour	\$202	\$197	Increase by 2.82% CPI
Commercial Recycling Transporter Permit				
Application	Per Application	\$65	\$65	No Change - Set by Agreement
Renewal	Annually	\$41	\$41	No Change - Set by Agreement
Additional Fees & Charges				
Extra Garbage Tags & Yard Trimmings Bags ¹	Each	\$12	\$12	No Change - Set by Agreement
Additional Sports Field Mowing/Cricket Pitch Rolling For Enhanced Maintenance	Per Field	\$254	\$247	Increase by 2.82% CPI
NOTES: 1. This fee is established by the Franchise Agreement (C2018-070) with Alameda County Industries of San Ramon, Inc. The fee was approved by the City Council on November 22, 2022 by Resolution No. 2022-144.				
POLICE DEPARTMENT				
Fingerprinting				
Ink Cards				
City Resident per card	Each	\$23	\$23	Increase by 2.82% CPI
Non-Resident – per card	Each	\$34	\$33	Increase by 2.82% CPI
Livescan*				
City Resident	Each	\$35	\$34	Increase by 2.82% CPI
Non-Resident	Each	\$45	\$44	Increase by 2.82% CPI
*Additional DOJ, FBI and other fees apply				
Records				
Police Report	Per Page	\$0.20	\$0.10	Increase to Reflex Market Rate
Police Report - Redacted	Per Page	\$0.20	\$0.10	Increase to Reflex Market Rate
Subpoena Duces Tecum / Deposition Subpoenas**				
Production of Business Records	State Code	\$15	\$15	No Change - State Set
Unsworn Employees	Per Employee / Day	\$275	\$275	No Change - State Set
Sworn Officers	Actual Cost	Actual Cost	Actual Cost	No Change - Actual Cost
CDs, DVDs, Flash Drives	Each	\$20	\$10	Increase to reflex market rate
**includes the rates plus all reasonable expenses				
Driving Under the Influence (DUI)				
Admin Fee	Each	\$151	\$147	Increase by 2.82% CPI
Sergeant	Per Hour	\$237	\$231	Increase by 2.82% CPI
Corporal	Per Hour	\$207	\$202	Increase by 2.82% CPI
Officer	Per Hour	\$191	\$186	Increase by 2.82% CPI
PST	Per Hour	\$134	\$130	Increase by 2.82% CPI
Management Review Fee (Captain)	Per Hour	\$220	\$214	Increase by 2.82% CPI

Fee Name	Unit	FY2026-27	FY2025-26	Description
Other Fees				
Release of Stored / Towed Vehicles				
Repossessed Vehicles	Each	\$15	\$21	No Change - State Set
All Other Vehicles	Each	\$150	\$63	Increase to Reflex Market Rate
Gun Release	Per Gun	\$132	\$132	No Change
Concealed Carry Weapons (CCW)				
Concealed Carry Weapons Application	Each	\$500	\$500	No Change - State Set
Concealed Carry Weapon License Does not include DOJ, FBI, and other associated fees)	Each	\$100	\$100	No Change - State Set
Local Criminal History Summary/Clearance Letter	Each	\$42	\$42	No Change
Bicycle License	Each	\$7	\$7	No Change
Car Seat Inspections				
Resident	Each	\$0	\$0	Council Direction/Waive Fee to Resident
Non-Resident	Each	\$47	\$46	Increase by 2.82% CPI
Processing Fee for one (1) Day Liquor License Letter to Alcoholic Beverage Control (ABC) Board	Each	\$43	\$42	Increase by 2.82% CPI
False Alarms				
(2nd Alarm) Within Permit Year	Each	\$50	\$50	No Change - Ordinance Based
(3rd Alarm) Within Permit Year	Each	\$150	\$150	No Change - Ordinance Based
(4th Alarm) Within Permit Year	Each	\$300	\$300	No Change - Ordinance Based
Any Additional (Above 4th) Within Permit Year	Per	\$300	\$300	No Change - Ordinance Based
Special Events Staffing - (two [2] hour minimum)				
Administrative Fee	Per Hour	\$151	\$147	Increase by 2.82% CPI
Sergeant	Per Hour	\$237	\$231	Increase by 2.82% CPI
Corporal	Per Hour	\$207	\$202	Increase by 2.82% CPI
Officer	Per Hour	\$191	\$186	Increase by 2.82% CPI
PST	Per Hour	\$134	\$130	Increase by 2.82% CPI
Management Fee	Per Hour	\$220	\$214	Increase by 2.82% CPI
Crime Prevention				
Site Inspection / Plan Reviews	Hourly	\$151	\$147	Increase by 2.82% CPI
Bingo / ID Cards				
ID Cards	Each	\$16	\$16	No Change
Permit	Each	\$25	\$25	Increase by 2.82% CPI
Card Room Employee Work Permit				
Card Room Application Fee	Each	\$1,539	\$1,496	Increase by 2.82% CPI
Card Room Annual Licensing Fee	Per Table	\$10,818	\$10,521	Increase by 2.82% CPI
New Work Permit	Each	\$220	\$214	Increase by 2.82% CPI
Renewal Work Permit	Each	\$110	\$107	Increase by 2.82% CPI
Citation Sign-Off				
Resident	Each	\$0	\$0	Council Direction/Waive Fee to Resident
Non-Resident issued by other Police Department	Each	\$29	\$28	Increase by 2.82% CPI
Massage Permit Fees				
Massage Establishment				
New	Each	\$629	\$612	Increase by 2.82% CPI
Annual Renewal	Each	\$516	\$502	Increase by 2.82% CPI
Massage Therapist (Owner / Operator)				
New	Each	\$554	\$538	Increase by 2.82% CPI
Annual Renewal	Each	\$516	\$502	Increase by 2.82% CPI
Outcall Massage Permit				
New	Each	\$629	\$612	Increase by 2.82% CPI
Annual Renewal	Each	\$516	\$502	Increase by 2.82% CPI

Fee Name	Unit	FY2026-27	FY2025-26	Description
Masseur / Masseuse Permit				
New	Each	\$417	\$406	Increase by 2.82% CPI
Annual Renewal	Each	\$319	\$310	Increase by 2.82% CPI
Taxicab / Passenger Transport Permit Fees				
Taxi / Transport Establishment				
New	Each	\$629	\$612	Increase by 2.82% CPI
Annual Renewal	Each	\$516	\$502	Increase by 2.82% CPI
Driver Permit – (Owner / Operator)				
New	Each	\$629	\$612	Increase by 2.82% CPI
Annual Renewal	Each	\$516	\$502	Increase by 2.82% CPI
Driver Permit				
New	Each	\$417	\$406	Increase by 2.82% CPI
Annual Renewal	Each	\$319	\$310	Increase by 2.82% CPI
Solicitor Permit Fees	Per Permit	\$304	\$296	Increase by 2.82% CPI
VIOLATION AND FINE SCHEDULE				
Violation of City Ordinance				
Infractions				
First Violation	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Second Violation – (Within one [1] year)	Not to Exceed	\$200	\$200	No Change - Ordinance Based
Each Additional Violation - (Within one [1] year)	Not to Exceed	\$550	\$550	No Change - Ordinance Based
Misdemeanor**	Not to Exceed	\$1,000	\$1,000	No Change - Ordinance Based
**Not to Exceed Fine and / or imprisonment of 6 months				
Animals:				
Animal Noise (B2-70)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Animal Waste (Public or Private Property) (B2-71)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Health & Sanitation				
Living in Vehicles (B6-221)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Smoking Prohibited (B6-73)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Fireworks:				
Possession or Ignition of Firecrackers (Excluding Safe/Sane H&S Section 12529) (B4-1)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Damage to Property				
Removal or Destruction Including Shrubbery, Artifacts, or Archaeological Site (B5-30A)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Break or Deface Any Building, Sign, Fence, Bench, Structure, Apparatus, Equipment, or Property (B5-30B)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Mark, Print, Write, Sign, Card, Display or Similar Inscription or Device on Public or Private Property (without a permit) (B5-30C)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Noise Sources				
Internal Combustion Engines Causing Excessive Noise Between 8:00PM and 8:00AM (Without a Permit) (B6-99)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Construction Projects (Unlawful M-F before 7:30 AM and after 7:00 PM; Sat-Sun Prior to 9:00 AM and after 6:00 PM) (B6-100)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
City Parks				
Violation of Park Hours (B5-11)	Each	\$125	\$125	No Change - Ordinance Based
Designated Pedestrian Use (B5-13A)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Bicycle or Skateboard Hazard (B5-13B)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Bicycle in Skate Park (B5-13C)	Each	\$125	\$125	No Change - Ordinance Based
Skate Park Helmet (B5-13D)	Each	\$75	\$75	No Change - Ordinance Based
Littering (B5-18)	Each	\$200	\$200	No Change - Ordinance Based
Sound Amplification Devices (Without a Permit) (B5-28)	Not to Exceed	\$100	\$100	No Change - Ordinance Based

Fee Name	Unit	FY2026-27	FY2025-26	Description
Curfew (B7-231)	Each	\$125	\$125	No Change - Ordinance Based
Vehicle Restrictions within City Parks				
Operation on Roads or Trails (Without a Permit) (B5-12A)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Excess Speed (B5-12B)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Unlicensed Vehicle (B5-12C)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Parking in Restricted Area (B5-12D)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Parking After Hours (B5-12E)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Abandoned Vehicle (B5-12F)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Wash, Repair, or Advertise for Sale (B5-12G)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Excessive Noise from Muffler or Exhaust System (B5-12H)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Public Consumption of Alcoholic Beverages				
Prohibition of Public Alcohol Consumption (B7-1)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Unlawful Juvenile Gathering on Private Property (Five [5] or more person(s) < 21 year age of where alcohol is in possession or being consumed by person(s) < 21) (B7-12)	Each	\$1,000	\$1,000	No Change - Ordinance Based
Police Services at parties, gatherings, or events requiring a response: (B7-13 & B7-14)				
Administrative Fee	Per Hour	\$142	\$142	No Change - Ordinance Based
Sergeant	Per Hour	\$223	\$223	No Change - Ordinance Based
Corporal	Per Hour	\$195	\$195	No Change - Ordinance Based
Officer	Per Hour	\$180	\$180	No Change - Ordinance Based
PST	Per Hour	\$126	\$126	No Change - Ordinance Based
Management Fee	Per Hour	\$206	\$206	No Change - Ordinance Based
False Reports				
False Reports to City Employee / Officer (B7-21)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Labor Disputes				
Obstruction of Public Ways (B7-125)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Intimidation - During Picketing Prohibited (B7-126)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Intimidation - During Assembly Prohibited (B7-127)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Opprobrious Language Prohibited (B7-128)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Solicitors / Peddlers				
Solicitors / Peddlers (Without a permit) (B7-145)	Not to Exceed	\$300	\$300	No Change - Ordinance Based
Soliciting on Vehicles (B7-149)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Roadside Selling of Vehicle (B6-211)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Firearms				
Discharge Restrictions (B7-247)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Possession of Firearms, Pellet Guns, and Similar Weapons by Minors	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Graffiti				
Graffiti Prohibited on Public or Private Property (B7-254)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Skateboard, Bicycle, and Wheeled Devices				
Prohibited Use on Public or Private Property (B7-282A)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Tricks & Stunts (B7-282B)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Unattended Causing Injury Hazard (B7-282C)	Not to Exceed	\$100	\$100	No Change - Ordinance Based
Parking Restrictions				
Stopping, Standing, Parking - Curb Marking (B8-1)	Each	\$50	\$50	No Change - Ordinance Based
Time Limit Parking (B8-2)	Each	\$50	\$50	No Change - Ordinance Based
Parking / Stopping - Construction Area (B8-3)	Each	\$50	\$50	No Change - Ordinance Based
Parking Designated Zones - Private Property (B8-4)	Each	\$50	\$50	No Change - Ordinance Based
Parking within Marked Spaces (B8-5)	Each	\$50	\$50	No Change - Ordinance Based
Temporary / Emergency Parking Sign / Barriers (B8-6)	Each	\$75	\$75	No Change - Ordinance Based

Fee Name	Unit	FY2026-27	FY2025-26	Description
Permit Parking (B8-21)	Each	\$125	\$125	No Change - Ordinance Based
Parking Oversized Vehicles (B8-31)	Each	\$125	\$125	No Change - Ordinance Based
Parking in Fire Lane (B8-39)	Each	\$125	\$125	No Change - Ordinance Based
Parking Truck / Trailer (Exceeding 10,000 lbs) (B8-51)	Each	\$125	\$125	No Change - Ordinance Based
PARKS AND COMMUNITY SERVICES FEE SCHEDULE				
Class or Program	Per Transaction	Actual Cost	Actual Cost	No Change - Actual Cost
Facility Rentals				
Transaction Fee	Per Transaction	Actual Cost	Actual Cost	No Change - Actual Cost
Rental Date Change Fee	Per Change	\$125	\$125	No Change
Permit Modification Fee (14 Days or Less prior to Event Date)	Per Change	\$100	\$100	No Change
CoSponsored Group Rentals for Fields, Gyms, and Pools				
Additional Use Request to Quarterly Permit	Per Change	\$25	\$25	No Change
Cancellation (not to exceed \$200)	Per Transaction	\$25 or 25%	\$25 or 25%	No Change
Late Payment Fee (For Quarterly Use Permits) - (not to exceed \$500)	% of Rental Fee	5%	5%	No Change
Facility Deposits				
Small Room	Deposit	\$125	\$125	No Change
Artist Studio, Sound Studio	Deposit	\$125	\$125	No Change
Medium Room	Deposit	\$250	\$250	No Change
Large Room	Deposit	\$500	\$500	No Change
Grand Room				
Weekday: Monday-Thursday	Deposit	\$500	\$500	No Change
Weekend: Friday-Sunday	Deposit	\$1,000	\$1,000	No Change
Kitchen	Deposit	\$100	\$100	No Change
Dougherty Valley Performing Arts Center	Deposit	\$1,000	\$800	Increase to Reflex Market Rate
Front Row Theater	Deposit	\$400	\$400	No Change
Glass House & Walnut Barn	Deposit	\$1,000	\$1,000	No Change
Aquatic Group Picnic	Deposit	\$100	\$100	No Change
Gymnasium	Deposit	\$500	\$500	No Change
Facility Cancellation Fees				
Small / Medium:				
30 days or Less	% of Rental Fee	100%	100%	No Change
31-60 days	% of Rental Fee	50%	50%	No Change
61-89 days	% of Rental Fee	0%	0%	No Change
90+ days	% of Rental Fee	0%	0%	No Change
Large / Grand:				
30 days or Less	% of Rental Fee	100%	100%	No Change
31-60 days	% of Rental Fee	75%	75%	No Change
61-89 days	% of Rental Fee	50%	50%	No Change
90+ days	% of Rental Fee	0%	0%	No Change
Theaters:				
30 days or Less	% of Rental Fee	100%	100%	No Change
31-60 days	% of Rental Fee	75%	75%	No Change
61-89 days	% of Rental Fee	50%	50%	No Change
90+ days	Flat Fee	Front Row \$25 and DVPAC \$125	Front Row \$25 and DVPAC \$125	No Change
Banner Permit Application Fees				
Processing Fee	Per Application	\$928	\$928	No Change
Installation/Removal Fee	Per Banner	\$90	\$90	No Change
Pole Rental Fee	Per Pole	\$16	\$16	No Change

Fee Name	Unit	FY2026-27	FY2025-26	Description
Commercial Fees For Duplication Of Historic Media Materials & Memorial Program Fees				
Commercial Fees For Duplication Of Historic Media Materials				
Low Resolution JPEG via email (72 dpi)	Per Image	\$5	\$5	No Change
Medium Resolution JPEG via email (150 dpi)	Per Image	\$10	\$10	No Change
High Resolution JPEG via email (300 dpi)	Per Image	\$15	\$15	No Change
Copy of VHS cassette or DVD	Per Copy	\$25	\$25	No Change
Copy of recording on CD	Per CD	\$20	\$20	No Change
Memorial Program Fees¹				
Memorial Plaque Purchase for Existing Tree	Per plaque	\$2,000	\$2,000	No Change
Memorial Tile 4" x 8"	Per Tile	\$350	\$350	No Change
Memorial Benches without Concrete Slab	Per Bench	\$3,500	\$3,500	No Change
Memorial Benches with Concrete Slab	Per Bench	\$5,000	\$5,000	No Change
NOTES ¹ : Fees for additional memorial items shall be based upon the cost to the City for providing such services including direct cost of item, staff time, and maintenance costs				
Advertising Fees				
Recreation Guide and Playbill Advertising Fees				
Business Card				
General:				
One Issue		\$145	\$145	No Change
Two Issues 20% Off		\$232	\$232	No Change
Three Issues 20% Off		\$349	\$349	No Change
Four Issues 20% Off		\$464	\$464	No Change
Non-Profit:				
One Issue		\$117	\$117	No Change
Two Issues 20% Off		\$186	\$186	No Change
Three Issues 20% Off		\$278	\$278	No Change
Four Issues 20% Off		\$372	\$372	No Change
One-eighth (1/8) Page				
General:				
One Issue		\$182	\$182	No Change
Two Issues 20% Off		\$290	\$290	No Change
Three Issues 20% Off		\$436	\$436	No Change
Four Issues 20% Off		\$581	\$581	No Change
Non-Profit:				
One Issue		\$145	\$145	No Change
Two Issues 20% Off		\$232	\$232	No Change
Three Issues 20% Off		\$349	\$349	No Change
Four Issues 20% Off		\$523	\$523	No Change
One-quarter (1/4) Page				
General:				
One Issue		\$290	\$290	No Change
General:				
One Issue		\$327	\$327	No Change
Two Issues 20% Off		\$523	\$523	No Change
Three Issues 20% Off		\$784	\$784	No Change
Four Issues 20% Off		\$1,045	\$1,045	No Change
Non-Profit:				
One Issue		\$262	\$262	No Change
Two Issues 20% Off		\$419	\$419	No Change
Three Issues 20% Off		\$627	\$627	No Change

Fee Name	Unit	FY2026-27	FY2025-26	Description
Four Issues 20% Off		\$836	\$836	No Change
One-half (1/2) Page				
General:				
One Issue		\$617	\$617	No Change
Two Issues 20% Off		\$998	\$998	No Change
Three Issues 20% Off		\$1,400	\$1,400	No Change
Four Issues 20% Off		\$1,975	\$1,975	No Change
Non-Profit:				
One Issue		\$494	\$494	No Change
Two Issues 20% Off		\$790	\$790	No Change
Three Issues 20% Off		\$1,186	\$1,186	No Change
Four Issues 20% Off		\$1,581	\$1,581	No Change
Full Page				
General:				
One Issue		\$1,234	\$1,234	No Change
Two Issues 20% Off		\$1,975	\$1,975	No Change
Three Issues 20% Off		\$2,962	\$2,962	No Change
Four Issues 20% Off		\$3,949	\$3,949	No Change
Non-Profit:				
One Issue		\$988	\$988	No Change
Two Issues 20% Off		\$1,581	\$1,581	No Change
Three Issues 20% Off		\$2,369	\$2,369	No Change
Four Issues 20% Off		\$3,159	\$3,159	No Change
Inside Back Cover				
General:				
One Issue		\$1,452	\$1,452	No Change
Two Issues 20% Off		\$2,323	\$2,323	No Change
Three Issues 20% Off		\$3,485	\$3,485	No Change
Four Issues 20% Off		\$4,646	\$4,646	No Change
Non-Profit:				
One Issue		\$1,452	\$1,452	No Change
Two Issues 20% Off		\$2,323	\$2,323	No Change
Three Issues 20% Off		\$3,485	\$3,485	No Change
Four Issues 20% Off		\$4,646	\$4,646	No Change
General Advertising				
Curtain Call		\$88	\$88	No Change
Business Card				
One Issue		\$138	\$138	No Change
Two Issues 20% Off		\$372	\$372	No Change
Three Issues 20% Off		\$152	\$152	No Change
Four Issues 20% Off		\$409	\$409	No Change
One-eighth (1/8) Page				
One Issue		\$145	\$145	No Change
Two Issues 20% Off		\$393	\$393	No Change
Three Issues 20% Off		\$160	\$160	No Change
Four Issues 20% Off		\$431	\$431	No Change
One-quarter (1/4) Page				
One Issue		\$220	\$220	No Change
Two Issues 20% Off		\$594	\$594	No Change
Three Issues 20% Off		\$242	\$242	No Change
Four Issues 20% Off		\$653	\$653	No Change

Fee Name	Unit	FY2026-27	FY2025-26	Description
One-half (1/2) Page				
One Issue		\$440	\$440	No Change
Two Issues 20% Off		\$1,188	\$1,188	No Change
Three Issues 20% Off		\$484	\$484	No Change
Four Issues 20% Off		\$1,307	\$1,307	No Change
Full Page				
One Issue		\$880	\$880	No Change
Two Issues 20% Off		\$2,376	\$2,376	No Change
Three Issues 20% Off		\$968	\$968	No Change
Four Issues 20% Off		\$2,614	\$2,614	No Change
Four-Color Glossy Rates				
One-quarter (1/4) Page		\$414	\$414	No Change
One-half (1/2) Page		\$688	\$688	No Change
Full Page		\$1,375	\$1,375	No Change
Performing Arts Brochure				
One-half (1/2) Page		\$220	\$220	No Change
Full Page		\$440	\$440	No Change
Performing Arts Marketing Package	Per Package	\$500	\$500	No Change
Special Events Permit Application, Photo Film Fees And Gallery Fees				
Special Event Permit Application				
Tier III and/or payment of a fee is required by Ordinance No. 231 as outlined in the Municipal Code under Division B1 AMUSEMENTS Chapter IV Sections B1 – 121	Per Application	\$2,685	\$2,268	Update - Consultant's phased fee approach. Consultant proposed to realize to full amount of \$3,101. PCS Commission requests to stagger over next 3 FYs: \$2268, \$2685, \$3101
Tier II	Per Application	\$859	\$747	Updated - Consultant's phased fee approach. Consultant proposed to realize to full amount of \$970. PCS Commission requests to stagger over next 3 FYs: \$747, \$859, \$970
Tier I	Per Application	\$384	\$327	Update - Consultant's phased fee approach. Consultant proposed to realize to full amount of \$440. PCS Commission requests to stagger over next 3 FYs: \$327, \$384, \$440
Private Fitness Programs Special Permit Fee Application	Per Application	\$25	\$25	No Change
Outdoor Set Up Fee	Per Event	\$75	\$75	No Change
Outdoor Fitness Permit (Resident)	Per Hour	\$23	\$21	Update - Fees are supposed to match the field fee as fitness permits are typically on the athletic fields
Outdoor Fitness Permit (Non-Resident)	Per Hour	\$37	\$35	Update - Fees are supposed to match the field fee as fitness permits are typically on the athletic fields
Additional Staff Time (two hour increments)				
Building Attendant II	Per Hour	\$25	\$24	Update per Change in Min Wage/Compaction
Recreation Technician	Per Hour	\$107	\$85	Update per Change in Min Wage/Compaction
Recreation Coordinator	Per Hour	\$124	\$111	Update per Change in Min Wage/Compaction
Commercial Film Fees				
Commercial Feature Film / Television Productions / Television Commercials / Industrial Film / Video / Photography Production Fee	Per Day	\$1,100	\$1,100	No Change
Non-Profit Film / Video / Documentary	Per Day	\$550	\$550	No Change
Photography and Event Video Fees				
Professional Royalty Free Licensing Fee/Annual	Per Year	\$220	\$220	No Change
Professional Royalty Free Licensing Fee/Day	Per Day	\$55	\$55	No Change
Rights Managed Independent Fee	Per Day	\$550	\$550	No Change

Fee Name	Unit	FY2026-27	FY2025-26	Description
Glass House Interior Photography Fee (Minimum 2 hours)				
Resident	Per Hour	\$100	\$100	No Change
Non-Resident	Per Hour	\$125	\$125	No Change
Pushcart Food Vendor Fees				
Application Fee - Single Day	Each	\$55	\$55	No Change
Application Fee - Two Day Weekend Permit	Each	\$100	\$100	No Change
Gallery Fees*				
Lindsay Dirx Brown Gallery Exhibit Fee	Per Month	\$50	\$55	Decreased to Reflex Market Rates
Library Gallery Space	Per Month	\$50	\$30	Increased to Reflex Market Rates
City Hall and Alcosta Senior & Community Center (Exemption – Senior Artist Groups)	Per Month	\$50	\$30	Increased to Reflex Market Rates
Dougherty Station Community Arts Center	Per Month	\$50	\$30	Increased to Reflex Market Rates
*Plus 20% commission on all sales				
Special Event Lifeguard Fees (Guard Fee)				
Lifeguard Fees (Guard Fee)	Per Hour Per Lifeguard	\$24.00	\$23.50	Update per Change in Wage/Compaction
Glass House Brides Room and Outdoor Venue Rentals				
Glass House Brides Room & Outdoor Venue – Resident & Non-Profit	Per Hour	\$205	\$205	No Change
Glass House Brides Room & Outdoor Venue – Private Non-Resident / Commercial	Per Hour	\$255	\$255	No Change
Walnut Barn Picnic Rentals:				
Resident – Private or Group				
Per Hour	Per Hour	\$70	\$70	No Change
Per 4 Hours	Per 4 Hours	\$249	\$249	No Change
Non-Resident – Private or Commercial				
Weekday	Per Hour	\$88		New Fee - Resident rate + 25%
Weekend	Per Hour	\$88		New Fee - Resident rate + 25%
Per 4 Hours	Per 4 Hours	\$312		New Fee - Resident rate + 25%
Building Rentals				
Fountain Room				
Room Set Up	Per Event	\$81	\$78	Increase by 2.82% CPI
Non-Profit:				
Weekday	Per Hour	75	\$73	Non-Profit Rate = Resident Rate minus 50%
Weekend	Per Hour	155	\$151	Non-Profit Rate = Resident Rate minus 50%
Resident:				
Weekday	Per Hour	150	\$145	Increase by 2.82% CPI
Weekend	Per Hour	310	\$301	Increase by 2.82% CPI
Private Non-Resident or Commercial:				
Weekday	Per Hour	188	\$182	Non-Resident/Commercial Rate = Resident Rate plus 25%
Weekend	Per Hour	388	\$377	Non-Resident/Commercial Rate = Resident Rate plus 25%
Ridgeview Room				
Room Set Up	Per Event	81	\$78	Increase by 2.82% CPI
Non-Profit:				
Weekday	Per Hour	67	\$65	Non-Profit Rate = Resident Rate minus 50%
Weekend	Per Hour	149	\$144	Non-Profit Rate = Resident Rate minus 50%
Resident:				
Weekday	Per Hour	133	\$129	Increase by 2.82% CPI
Weekend	Per Hour	297	\$288	Increase by 2.82% CPI
Private Non-Resident or Commercial:				
Weekday	Per Hour	167	\$162	Non-Resident/Commercial Rate = Resident Rate plus 25%
Weekend	Per Hour	372	\$360	Non-Resident/Commercial Rate = Resident Rate plus 25%

Fee Name	Unit	FY2026-27	FY2025-26	Description
Bella Vista Room				
Room Set Up	Per Event	\$54	\$52	Increase by 2.82% CPI
Non-Profit:				
Weekday	Per Hour	\$58	\$56	Non-Profit Rate = Resident Rate minus 50%
Weekend	Per Hour	\$91	\$89	Non-Profit Rate = Resident Rate minus 50%
Resident:				
Weekday	Per Hour	\$116	\$112	Increase by 2.82% CPI
Weekend	Per Hour	\$182	\$177	Increase by 2.82% CPI
Private Non-Resident or Commercial:				
Weekday	Per Hour	\$145	\$140	Non-Resident/Commercial Rate = Resident Rate plus 25%
Weekend	Per Hour	\$228	\$222	Non-Resident/Commercial Rate = Resident Rate plus 25%
Terrace Room/ Vista Grande Room/Art Studio 1&2/SRL Meeting Room				
Non-Profit:				
Weekday	Per Hour	\$48	\$46	Non-Profit Rate = Resident Rate minus 50%
Weekend	Per Hour	\$80	\$78	Non-Profit Rate = Resident Rate minus 50%
Resident:				
Weekday	Per Hour	\$95	\$92	Increase by 2.82% CPI
Weekend	Per Hour	\$160	\$155	Increase by 2.82% CPI
Private Non-Resident or Commercial:				
Weekday	Per Hour	\$119	\$115	Non-Resident/Commercial Rate = Resident Rate plus 25%
Weekend	Per Hour	\$200	\$194	Non-Resident/Commercial Rate = Resident Rate plus 25%
Russell Room				
Non-Profit:				
Weekday	Per Hour	\$44	\$43	Non-Profit Rate = Resident Rate minus 50%
Weekend	Per Hour	\$61	\$59	Non-Profit Rate = Resident Rate minus 50%
Resident:				
Weekday	Per Hour	\$88	\$85	Increase by 2.82% CPI
Weekend	Per Hour	\$121	\$117	Increase by 2.82% CPI
Private Non-Resident or Commercial:				
Weekday	Per Hour	\$110	\$107	Non-Resident/Commercial Rate = Resident Rate plus 25%
Weekend	Per Hour	\$152	\$147	Non-Resident/Commercial Rate = Resident Rate plus 25%
Bella Vista A or B / Vista Grande A or B/ Gardenview/ Music Room / Art Studio 1/ Art Studio 2 / SROP Classroom A & B				
Non-Profit:				
Weekday	Per Hour	\$36	\$35	Non-Profit Rate = Resident Rate minus 50%
Weekend	Per Hour	\$53	\$51	Non-Profit Rate = Resident Rate minus 50%
Resident:				
Weekday	Per Hour	\$72	\$70	Increase by 2.82% CPI
Weekend	Per Hour	\$105	\$102	Increase by 2.82% CPI
Private Non-Resident or Commercial:				
Weekday	Per Hour	\$90	\$88	Non-Resident/Commercial Rate = Resident Rate plus 25%
Weekend	Per Hour	\$132	\$128	Non-Resident/Commercial Rate = Resident Rate plus 25%
Rooms 101, 102, 112A, 112B, 113, 114, 115, 204, 206, Community Room 2, PCS Conference Room, Community Room 1, SROP Classroom A or B*				
Non-Profit:				
Weekday	Per Hour	\$25	\$24	Non-Profit Rate = Resident Rate minus 50%
Weekend	Per Hour	\$39	\$38	Non-Profit Rate = Resident Rate minus 50%
Resident:				
Weekday	Per Hour	\$50	\$48	Increase by 2.82% CPI
Weekend	Per Hour	\$78	\$75	Increase by 2.82% CPI

Fee Name	Unit	FY2026-27	FY2025-26	Description
Private Non-Resident or Commercial:				
Weekday	Per Hour	\$63	\$60	Non-Resident/Commercial Rate = Resident Rate plus 25%
Weekend	Per Hour	\$98	\$94	Non-Resident/Commercial Rate = Resident Rate plus 25%
Notes:				
*SROP Classroom A or B can only be rented while the pool is open to the public.				
Dance Studio				
Non-Profit:				
Weekday	Per Hour	\$25	\$24	Non-Profit Rate = Resident Rate minus 50%
Weekend	Per Hour	\$39	\$38	Non-Profit Rate = Resident Rate minus 50%
Resident:				
Weekday	Per Hour	\$50	\$48	Increase by 2.82% CPI
Weekend	Per Hour	\$78	\$75	Increase by 2.82% CPI
Private Non-Resident or Commercial:				
Weekday	Per Hour	\$63	\$60	Non-Resident/Commercial Rate = Resident Rate plus 25%
Weekend	Per Hour	\$98	\$94	Non-Resident/Commercial Rate = Resident Rate plus 25%
Kitchen (Kitchen rented in conjunctions with a Grand or Large Room)				
Non-Profit:				
Weekday	Per Hour	\$13	\$13	Non-Profit Rate = Resident Rate minus 50%
Weekend	Per Hour	\$13	\$13	Non-Profit Rate = Resident Rate minus 50%
Resident:				
Weekday	Per Hour	\$26	\$25	Increase by 2.82% CPI
Weekend	Per Hour	\$26	\$25	Increase by 2.82% CPI
Private Non-Resident or Commercial:				
Weekday	Per Hour	\$33	\$32	Non-Resident/Commercial Rate = Resident Rate plus 25%
Weekend	Per Hour	\$33	\$32	Non-Resident/Commercial Rate = Resident Rate plus 25%
Kitchen Only				
Non-Profit / Resident / Private Non-Resident or Commercial:				
Weekday	Per Hour	\$88	\$85	Increase by 2.82% CPI
Weekend	Per Hour	\$88	\$85	Increase by 2.82% CPI
Rose Garden**, Terrace Room Patio Area***, Ridgeview Room Patio Area****, Bella Vista Room Patio Area				
Non-Profit / Resident / Private Non-Resident or Commercial:				
Weekday	Per Hour	\$34	\$33	Increase by 2.82% CPI
Weekend	Per Hour	\$34	\$33	Increase by 2.82% CPI
Rental Storage Fee				
Non-Profit / Resident / Private Non-Resident or Commercial:				
Weekday	Per Day	\$100	\$100	No Change
Weekend	Per Day	\$100	\$100	No Change
City-Sponsored Programs				
4x4 Closet Storage	Per Month	\$50		New - One time fee for rentals
Cabinet Storage	Per Month and Per Cabinet	\$25		New - One time fee for rentals
Ongoing Facility Rentals - MUST BE BOOKED FOR MINIMUM THREE MONTHS. RENTAL MUST TAKE PLACE WEEKLY TO QUALIFY. SMALL ITEMS SUCH AS A PODIUM THAT TAKE UP MINIMUM SPACE.				
Storage Fee	Per Month	\$100		New Fee - One time fee for rentals
Creative Studio 1-6				
Resident:				
Monthly	Per Month	\$395	\$395	No Change
Weekly	Per Week	\$125	\$125	No Change
Daily	Per Day	\$35	\$35	No Change

Fee Name	Unit	FY2026-27	FY2025-26	Description
Private Non-Resident or Commercial:				
Monthly	Per Month	\$494	\$494	No Change
Weekly	Per Week	\$157	\$157	No Change
Daily	Per Day	\$44	\$44	No Change
Sound Studio 1-2				
Planning Services Division Footnotes:	Per Hour	\$12	\$12	No Change
Private Non-Resident or Commercial	Per Hour	\$15	\$15	No Change
Co-Sponsored Groups				
Weekday - San Ramon Library PCS Conference Room, Dougherty Station Library Community Room - Setup and Clean not included in fees - Room may be reserved one (1) year in advance	Per Hour	\$16	\$16	No Change
Weekend - San Ramon Library PCS Conference Room, Dougherty Station Library Community Room - Setup and Clean not included in fees - Room may be reserved one (1) year in advance	Per Hour	\$16	\$16	No Change
Notes:				
*Kitchen rented in conjunction with a Grand or Large Room				
**All hours must correspond with all hours rented in the Fountain Room.				
***All hours rented must correspond with all hours rented in the Terrace Room.				
****All hours rented must correspond with all hours rented in the Ridgeview Room				
*****All hours rented must correspond with all hour rented in the Bella Vista Room				
CITY HALL ROTUNDA (10 hr. min.)				
Rental Deposit	Deposit	\$2,500	\$2,500	No Change
Resident Rental Fee	Per Hour	\$350	\$350	No Change
Resident Non-Profit Rental Fee	Per Hour	\$250	\$250	No Change
ALCOSTA SENIOR AND COMMUNITY CENTER AND RAMONA PARK GAZEBO RENTAL FEES				
Alcosta Senior and Community Center and Ramona Park Gazebo Rental Rates				
Resident – Private or Group				
Weekday	Per Hour	\$70	\$105	Decrease to match the amount at FARM
Weekend	Per Hour	\$70	\$105	Decrease to match the amount at FARM
Per 4 Hours	Per 4 Hours	\$249		New Fee Added FY27
Non-Resident – Private or Commercial				
Weekday	Per Hour	\$88	\$135	Resident Rate + 25%
Weekend	Per Hour	\$88	\$135	Resident Rate + 25%
Per 4 Hours	Per 4 Hours	\$312		New Fee Added FY27
Central Park, Rancho San Ramon Community Park, Athan Downs Park, Alcosta Senior And Community Center Park And Gardens, Valley View Park, Ramona Park, San Ramon Sports Park, Memorial Park, Monarch Park, Sunrise Ridge Park, Critter Crossroads, and Hidden Valley Group Picnic Rental Fees				
Non-Profit Organizations:				
Groups 1-50				
Weekday	Per Day	\$64	\$62	Non-Profit Rate = Resident Rate minus 50%
Weekend	Per Day	\$80	\$78	Non-Profit Rate = Resident Rate minus 50%
Groups 51-149				
Weekday	Per Day	\$123	\$120	Non-Profit Rate = Resident Rate minus 50%
Weekend	Per Day	\$154	\$150	Non-Profit Rate = Resident Rate minus 50%
Groups 150-200				
Weekday	Per Day	\$183	\$178	Non-Profit Rate = Resident Rate minus 50%
Weekend	Per Day	\$229	\$222	Non-Profit Rate = Resident Rate minus 50%

Fee Name	Unit	FY2026-27	FY2025-26	Description
San Ramon Resident				
Groups 1-50				
Weekday	Per Day	\$128	\$124	Increase by 2.82% CPI
Weekend	Per Day	\$160	\$155	Weekday Fee plus 25%
Groups 51-149				
Weekday	Per Day	\$246	\$239	Increase by 2.82% CPI
Weekend	Per Day	\$308	\$299	Weekday Fee plus 25%
Groups 150-200				
Weekday	Per Day	\$366	\$355	Increase by 2.82% CPI
Weekend	Per Day	\$458	\$444	Weekday Fee plus 25%
San Ramon Business				
Groups 1-50				
Weekday	Per Day	\$148	\$143	Resident Rate plus 15%
Weekend	Per Day	\$184	\$179	Resident Rate plus 15%
Groups 51-149				
Weekday	Per Day	\$283	\$275	Resident Rate plus 15%
Weekend	Per Day	\$355	\$344	Resident Rate plus 15%
Groups 150-200				
Weekday	Per Day	\$421	\$409	Resident Rate plus 15%
Weekend	Per Day	\$527	\$511	Resident Rate plus 15%
Non-Resident and Non-Resident Business				
Groups 1-50				
Weekday	Per Day	\$160	\$155	Resident Rate plus 25%
Weekend	Per Day	\$200	\$194	Resident Rate plus 25%
Groups 51-149				
Weekday	Per Day	\$308	\$299	Resident Rate plus 25%
Weekend	Per Day	\$385	\$374	Resident Rate plus 25%
Groups 150-200				
Weekday	Per Day	\$458	\$444	Resident Rate plus 25%
Weekend	Per Day	\$573	\$555	Resident Rate plus 25%
Food Truck Fee				
Weekday	Per Day	\$55	\$53	Making Equal to Photo Permit and Push Cart Fees
Weekend	Per Day	\$55	\$53	Making Equal to Photo Permit and Push Cart Fees
San Ramon Olympic Pool & Aquatic Park And Dougherty Valley Aquatic Center - Group Picnic Rental Fees				
San Ramon Resident				
Groups up to 26				
Weekday	Per Session	\$173	\$168	CPI 2.82% increase
Weekend	Per Session	\$217	\$210	Weekday Fee plus 25%
Groups 26 to 50				
Weekday	Per Session	\$345	\$335	CPI 2.82% increase
Weekend	Per Session	\$432	\$419	Weekday Fee plus 25%
Groups 51 and larger				
Weekday	Per Session	Call Parks & Community Services	Call Parks & Community Services	No change
Weekend	Per Session	Call Parks & Community Services	Call Parks & Community Services	No change
Non-Resident				
Groups up to 26				
Weekday	Per Session	\$217	\$210	Resident Rate plus 25%
Weekend	Per Session	\$272	\$263	Resident Rate plus 25%

Fee Name	Unit	FY2026-27	FY2025-26	Description
Groups 26 to 50				
Weekday	Per Session	\$432	\$419	Resident Rate plus 25%
Weekend	Per Session	\$540	\$524	Resident Rate plus 25%
Groups 51 and larger				
Weekday	Per Session	Call Parks & Community Services	Call Parks & Community Services	No change
Weekend	Per Session	Call Parks & Community Services	Call Parks & Community Services	No change
Amphitheater Use*				
Fee Name	Unit	FY2026-27	FY2025-26	Description
Central Park Amphitheater				
Amphitheater Set Up Fee	Per Event	\$75	\$75	No change
All Groups - 6 Hour Min	Per Hour	\$125	\$125	No change
All Groups - 2 Hour Min	Per Hour	\$150	\$150	No change
Rancho San Ramon Amphitheater				
All Groups - 6 Hour Min	Per Hour	\$84	\$84	No change
All Groups - 2 Hour Min	Per Hour	\$100	\$100	No change
*May require Special Event Permit Application in addition to fee				
Fee Name	Unit	FY2026-27	FY2025-26	Description
Outdoor Athletic Facilities				
Turf Fields				
Youth Co-Sponsored Organizations and San Ramon Valley Unified School District	Per Hour	\$16	\$15	\$1.00 Increase - User Agreement
Adult Co-Sponsored Organizations, San Ramon Residents		\$23	\$22	\$1.00 Increase - User Agreement
Non-Resident		\$37	\$36	\$1.00 Increase - User Agreement
For Profit Camp/Tournament	Per Field Day + Field Hourly Rate	\$259	\$251	Increase by 2.82% CPI
For Profit Camp/Tournament (Half Day - up to 4 hours)	Per Field Day + Field Hourly Rate	\$156	\$151	Increase by 2.82% CPI
Co-Sponsored Organizations and San Ramon Valley Unified School District – Special Event Fee	Per Field Day	\$259	\$251	Increase by 2.82% CPI
Co-Sponsored Organizations and San Ramon Valley Unified School District – Special Event Fee (Half Day - up to 4 hours)	Per Field Day	\$156	\$151	Increase by 2.82% CPI
Extra Fee	Per Hour	\$169	\$164	Increase by 2.82% CPI
Light Fee at Sports Fields				
Co-Sponsored Organizations and San Ramon Valley Unified School District	Per Hour	\$32	\$31	Increase by 2.82% CPI
San Ramon Residents	Per Hour	\$32	\$31	Increase by 2.82% CPI
Non-Resident	Per Hour	\$63	\$61	Increase by 2.82% CPI
Synthetic Fields – Tiffany Roberts Park				
Co-Sponsored Organizations and San Ramon Valley Unified School District	Per Hour	\$48	\$46	Increase by 2.82% CPI
San Ramon Residents	Per Hour	\$64	\$62	Increase by 2.82% CPI
Non-Resident	Per Hour	\$151	\$146	Increase by 2.82% CPI
For Profit Camp/Tournament	Per Field Day + Field Hourly Rate	\$516	\$501	Increase by 2.82% CPI
For Profit Camp/Tournament (Half Day - up to 4 hours)	Per Field Day + Field Hourly Rate	\$310	\$301	Increase by 2.82% CPI
Co-Sponsored Organizations and San Ramon Valley Unified School District – Special Event Fee	Per Field Day + Field Hourly Rate	\$259	\$251	Increase by 2.82% CPI
Co-Sponsored Organizations and San Ramon Valley Unified School District – Special Event Fee (Half Day - up to 4 hours)	Per Field Day + Field Hourly Rate	\$156	\$151	Increase by 2.82% CPI

Fee Name	Unit	FY2026-27	FY2025-26	Description
Synthetic Fields – Rancho San Ramon Sports Park				
Co-Sponsored Organizations and San Ramon Valley Unified School District	Per Hour	\$70	\$68	Increase by 2.82% CPI
San Ramon Residents	Per Hour	\$93	\$90	Increase by 2.82% CPI
Non-Resident	Per Hour	\$226	\$219	Increase by 2.82% CPI
For Profit Camp/Tournament	Per Field Day + Field Hourly Rate	\$516	\$501	Increase by 2.82% CPI
For Profit Camp/Tournament (Half Day - up to 4 hours)	Per Field Day + Field Hourly Rate	\$310	\$301	Increase by 2.82% CPI
Co-Sponsored Organizations and San Ramon Valley Unified School District – Special Event Fee	Per Field Day + Field Hourly Rate	\$259	\$251	Increase by 2.82% CPI
Co-Sponsored Organizations and San Ramon Valley Unified School District – Special Event Fee (Half Day - up to 4 hours)	Per Field Day + Field Hourly Rate	\$156	\$151	Increase by 2.82% CPI
Synthetic Soccer / Lacrosse Field & Diamond - Sunrise Ridge Park				
Co-Sponsored Organizations and San Ramon Valley Unified School District	Per Hour	\$48	\$46	Increase by 2.82% CPI
San Ramon Residents	Per Hour	\$64	\$62	Increase by 2.82% CPI
Non-Resident	Per Hour	\$151	\$146	Increase by 2.82% CPI
For Profit Camp/Tournament	Per Field Day + Field Hourly Rate	\$516	\$501	Increase by 2.82% CPI
For Profit Camp/Tournament (Half Day - up to 4 hours)	Per Field Day + Field Hourly Rate	\$310	\$301	Increase by 2.82% CPI
Co-Sponsored Organizations and San Ramon Valley Unified School District – Special Event Fee	Per Field Day + Field Hourly Rate	\$259	\$251	Increase by 2.82% CPI
Co-Sponsored Organizations and San Ramon Valley Unified School District – Special Event Fee (Half Day - up to 4 hours)	Per Field Day + Field Hourly Rate	\$156	\$151	Increase by 2.82% CPI
Sand Volleyball Courts				
Youth Co-Sponsored Organizations and San Ramon Valley Unified School District	Per Hour	\$15	\$14	Increase by 2.82% CPI
Adult Co-Sponsored Organizations, San Ramon Residents	Per Hour	\$23	\$22	Increase by 2.82% CPI
Non-Resident	Per Hour	\$39	\$37	Increase by 2.82% CPI
Tennis Courts				
San Ramon Residents	Per 90 min	\$10	\$10	No Change
Storage Facilities				
Rancho San Ramon Community Park	Per Month Per Unit	\$211	\$205	Increase by 2.82% CPI
Batting Cages**				
Youth Co-Sponsored Organizations and San Ramon Valley Unified School District	Per Hour	\$15	\$14	Increase by 2.82% CPI
Adult Co-Sponsored Organizations, San Ramon Residents	Per Hour	\$23	\$22	Increase by 2.82% CPI
Non-Resident	Per Hour	\$39	\$37	Increase by 2.82% CPI
Concession Stands***				
Daily (Special Event Use) Concession Rental Fee	Per Day	\$50	\$50	No Change
Quarterly Concession Fee	Per Quarter	\$200	\$200	No Change
Scoreboard – (Central Park + Rancho San Ramon)				
Private Organizations – Monthly	Per Month	\$400	\$400	No Change
Private Organizations - Daily	Per Day	\$100	\$100	No Change
Notes:				
*The Rancho San Ramon Sports Park Batting Cages are included in the rental of the adjoining baseball field (Turf Field)				
**For co-sponsored user groups only				
***In conjunction with Special Event Permits				

Fee Name	Unit	FY2026-27	FY2025-26	Description
Dougherty Station Community Arts Center Front Row Theater Rental Fees				
Extra Equipment				
Additional microphones	Per Day	\$26	\$26	No Change
Podium	Per Day	\$26	\$26	No Change
Piano	Per Day	\$120	\$103	Increase to Reflect Market Rate
Other Fees				
Outdoor Set Up Fee	Per Event	\$75	\$75	No Change
Basic Sound and Light Package		Included in Base Rental	Included in Base Rental	Included in Base Rental
Box Office Fees		\$100	\$100	No Change
Ticket Printing	Per Ticket	\$0.30	\$0.30	No Change
Complimentary Ticket Fees ***	Per Ticket	\$2.50	\$2.50	No Change
Cultural Growth Surcharge**	Per Ticket	\$2	\$2	No Change
Cultural Growth Surcharge for non-ticketed events – less than 50 attendees	Per Ticket	\$30	\$30	No Change
Cultural Growth Surcharge for non-ticketed events – 50 or more attendees	Per Ticket	\$70	\$70	No Change
Patron Ticket Mailing Fee	Per Ticket	\$1	\$1	No Change
Patron Box Office Purchasing Fee	Per Ticket	\$0.50	\$0.50	No Change
Patron Online Purchases Fee	Per Ticket	\$1.50	\$1.50	No Change
Green Room Rental (when used as a dressing room or green room concurrently with a performance or rehearsal in the Front Row Theater)	Per Hour (8 hr max)	\$50	\$48	Increase by 2.82% CPI
Technical Theater Staff**	Per Hour Per Person	\$48	\$40.00	Increase Based on Actual Labor Rates
Production Manager II	Per Hour Per Person	\$73	\$49.00	Increase Based on Actual Labor Rates
House Staff**	Per Hour Per Person	\$48	\$40.00	Increase Based on Actual Labor Rates
San Ramon Resident & Non-Profit / Co-Sponsored Organizations				
Free Events, Rehearsals (no admission fee), Ticketed Events, Theatrical Use & Fundraisers				
Weekday	Per 3 Hours	\$193	\$187	Increase by 2.82% CPI
Weekend	Per 3 Hours	\$248	\$241	Increase by 2.82% CPI
Weekday Flat Fee	Up to 8 Hours	\$385	\$374	Increase by 2.82% CPI
Weekend Flat Fee	Up to 8 Hours	\$495	\$481	Increase by 2.82% CPI
Hourly Overtime Rate for use over eight (8) hours				
Weekday	Per Hour	\$83	\$80	Increase by 2.82% CPI
Weekend	Per Hour	\$111	\$107	Increase by 2.82% CPI
Non-Resident Private or Commercial Organization				
Free Events, Rehearsals (no admission fee), Ticketed Events, Theatrical Use & Fundraisers				
Weekday	Per 3 Hours	\$302	\$293	Increase by 2.82% CPI
Weekend	Per 3 Hours	\$357	\$347	Increase by 2.82% CPI
Weekday Flat Fee	Up to 8 Hours	\$605	\$588	Increase by 2.82% CPI
Weekend Flat Fee	Up to 8 Hours	\$714	\$694	Increase by 2.82% CPI
Hourly Overtime Rate for use over eight (8) hours				
Weekday	Per Hour	\$83	\$80	Increase by 2.82% CPI
Weekend	Per Hour	\$111	\$107	Increase by 2.82% CPI
Notes:				
*Cultural Growth Surcharge – Two dollars (\$2.00) will be collected for every ticket sold at DVPAC and the Front Row Theater for all events with ticket prices over \$5.00. This money will be used in the subsequent fiscal year to purchase/replace theatrical equipment and/or to offset rental fee for nonprofit groups producing a performance in either City theater.				
**Overtime and double time rates for staff will apply as required by law.				
*** Comp Ticket fee for rental clients that exceed 5% of the house capacity or more than 10 comp tickets at the Front Row Theater				

Fee Name	Unit	FY2026-27	FY2025-26	Description
Dougherty Valley Performing Arts Center Rental Fees				
Performance Base Rent (Full Day) – Includes Lobby, Theater, Dressing Rooms & Loading Dock				
Weekend Friday through Sunday plus reimbursement for required technical theater and house management staff	Per 8 Hour Day	\$1,228	\$1,194	Increase by 2.82% CPI
Weekday Monday through Thursday plus reimbursement for required technical theater and house management staff	Per 8 Hour Day	\$844	\$820	Increase by 2.82% CPI
Additional Time (same day) plus reimbursement for required technical personnel	Per Hour	\$134	\$130	Increase by 2.82% CPI
Rehearsal and Technical Time – Weekday (Monday through Thursday) plus reimbursement for required technical personnel	Per 8 Hour Day	\$512	\$497	Increase by 2.82% CPI
Rehearsal and Technical Time – Weekend (Friday through Sunday) plus reimbursement for required technical personnel	Per 8 Hour Day	\$628	\$610	Increase by 2.82% CPI
Extended production meeting or additional site visit (1 hour production meeting included with permit)	Per Hour	\$78		New - Theater Director rate
Other Fees				
Percentage Rent	% of gross ticket sales	10%	10%	No Change
Percentage Rent for 3 or more shows in the same day if greater than the base rent	% of gross ticket sales	8%	8%	No Change
Outdoor Set Up Fee	Per Event	\$75	\$75	No Change
Rent – Lobby Only	Per 8 Hour Day	\$541	\$526	Increase by 2.82% CPI
DVPAC Studio Rental (for a rehearsal or performance in the Studio Room)	Per 8 Hour Day	\$483	\$469	Increase by 2.82% CPI
Box Office Fees		\$427	\$415	Increase by 2.82% CPI
DVPAC Studio Rental (when used in conjunction with a performance or rehearsal on the stage)	Per 8 Hour Day	\$276	\$268	Increase by 2.82% CPI
Ticket Printing	Per Ticket	\$0.30	\$0.30	No Change
Cultural Growth Surcharge*	Per Ticket	\$2	\$2	No Change
Cultural Growth Surcharge for non-ticketed events under 300 guest	Surcharge	\$200	\$200	No Change
Cultural Growth Surcharge for non-ticketed events over 300 guest	Surcharge	\$400	\$400	No Change
Patron Ticket Mailing Fee	Each	\$1	\$1	No Change
Patron Box Office Ticket Purchasing Fee	Per Ticket	\$0.50	\$0.50	No Change
Complimentary Ticket Fees	Per Ticket	\$2.50	\$2.50	No Change
Patron Online Purchases Fee	Per Ticket	\$1.50	\$1.50	No Change
Technical Theater Staff**	Per Hour Per Person	\$48	\$40	Increase based on actual labor rates
Production Manager II	Per Hour Per Person	\$73	\$49	Increase based on actual labor rates
Sign Language Interpreter	Per Hour Per Person	\$125	\$107	Market Rate Adjustment
House Staff	Per Hour Per Person	\$48	\$40	Increase based on actual labor rates
Basic Sound / Light Production	Each	Included in Base Rental	Included in Base Rental	Included in Base Rental
Extensive Lighting Production	Each	\$239	\$232	Increase by 2.82% CPI
Extensive Sound Production	Each	\$159	\$155	Increase by 2.82% CPI
Spot Lights	Per Light	\$106	\$103	Increase by 2.82% CPI
Sales of Merchandise	% Commission on Items Sold	25%	25%	No Change
Marley Dance Floor	Per Event	\$159	\$155	Increase by 2.82% CPI
Piano	Per 8 Hour Day	\$120	\$103	Market Rate Adjustment
Piano Tuning	Each	\$250	\$250	No Change
Projector Rental	Per Day	\$266	\$258	Increase by 2.82% CPI
Notes:				
*Cultural Growth Surcharge – Two dollars (\$2.00) will be collected for every ticket sold at DVPAC and the Front Row Theater for all events with ticket prices over \$5.00. This money will be used in the subsequent fiscal year to purchase/replace theatrical equipment and/or to offset rental fee for nonprofit groups producing a performance in either City theater.				
**Overtime and double time rates for staff will apply as required by law.				
*** Comp Ticket fee for rental clients that exceed 5% of the house capacity or more than 10 comp tickets at the Front Row Theater				

Fee Name	Unit	FY2026-27	FY2025-26	Description
Equipment Rental Fees				
Change of Equipment Set-Up Fee	Each	\$100	\$100	No Change
Additional Microphone with or without Stand	Each	\$25	\$25	No Change
Full Length Podium (No PA System)	Each	\$25	\$25	No Change
Portable Bar	Each	\$125	\$125	No Change
Fountain Room 28'x 12' Dance Floor (21 Modules) – Depending on availability and room capacity, additional dance floor modules may be rented for \$10.00 for 4' x 4' module	Each	\$200	\$200	No Change
Terrace Room 24' x 8' Dance Floor (12 Modules) – Depending on availability and room capacity, additional dance floor modules may be rented \$10.00 for 4' x 4' module	Each	\$150	\$150	No Change
Carpet Cleaning (Fountain Room)	Each	Includes Maintenance Fee	Includes Maintenance Fee	Included in Base Rental/Maintenance Fee
Carpet Cleaning (Terrace Room)	Each	Includes Maintenance Fee	Includes Maintenance Fee	Included in Base Rental/Maintenance Fee
Non Refundable- Sanitization/Cleaning Fee (Bundle)	Each	\$125	\$125	No Change
Non Refundable – Sanitization/Cleaning Fee (Grande)	Each	\$100	\$100	No Change
Non Refundable- Sanitization/Cleaning Fee (Large)	Each	\$75	\$75	No Change
Non Refundable- Sanitization/Cleaning Fee (Medium)	Each	\$50	\$50	No Change
Non Refundable- Sanitization/Cleaning Fee (Small)	Each	\$25	\$25	No Change
Room A/V System + one (1) microphone – Portable A/V System	Per Day	\$50	\$50	No Change
Portable Stage				
Small	Each	\$250	\$250	No Change
Large	Each	\$500	\$500	No Change
Room A/V System + one (1) microphone (SRCC FOUNTAIN, Terrace, Bella Vista, Ridgeview, Vista Grande)	Per Day	\$100	\$100	No Change
Room A/V System + one (1) microphone (Russell)	Per Day	\$50	\$50	No Change
Cocktail Tables	Per Table	\$25	\$25	No Change
San Ramon Olympic Pool & Aquatic Park And Dougherty Valley Aquatic Center Special Event And Lane Use Fees				
San Ramon Olympic Pool & Aquatic Park				
Whole Facility (Daily Rate) + Lifeguard Fee (up to 11 hours)	Per Day	1,855	\$1,804	Increase by 2.82% CPI
Whole Facility (Hourly Rate after 11 hours) + Lifeguard Fee	Per Hour	186	\$181	10% of whole facility daily rental rate and round up to the next whole do
50-Meter Pool (Daily Rate) + Lifeguard Fee (up to 11 hours)	Per Day	1,212	\$1,178	Increase by 2.82% CPI
50-Meter Pool (Hourly Rate after 11 hours) + Lifeguard Fee	Per Hour	122	\$118	10% of whole facility daily rental rate
25-Yard Pool (Lap / Training Pool) (Daily Rate) + Lifeguard Fee	Per Day	808	\$785	Increase by 2.82% CPI
25-Yard Pool (Lap / Training Pool) (Hourly Rate after 11 hours) + Lifeguard Fee	Per Hour	81	\$79	10% of whole facility daily rental rate
Whole Facility – Two (2) Day Rental (Daily Rental) - Includes use of classroom and timing board (must have a qualified timer to operate timing board)	Per Two Days	2,904	\$2,824	Increase by 2.82% CPI
Whole Facility – Two (2) Day Rental (Hourly Rate after 11 hours each day) + Lifeguard Fee	Per Hour	291	\$283	10% of whole facility daily rental rate
Dougherty Valley Aquatic Center				
Whole Facility + Lifeguard Fee up to 11 hours	Per Day	\$1,222	\$1,188	Increase by 2.82% CPI
Whole Facility (Hourly Rate after 11 hours) + Lifeguard Fee	Per Hour	\$123	\$119	10% of whole facility daily rental rate
Whole Facility – Two (2) Day Rental + Lifeguard Fee (up to 11 hours each day). Includes use of timing board (must have qualified timer to operate timing board)	Per Two Days	\$1,934	\$1,880	Increase by 2.82% CPI
Whole Facility – Two (2) Day Rental (Hourly Rate after 11 hours each day) + Lifeguard Fee	Per Hour	\$194	\$188	10% of whole facility daily rental rate
Recreation Swim Team Meet + Lifeguard Fee	Per Hour	\$90	\$87	Increase by 2.82% CPI

Fee Name	Unit	FY2026-27	FY2025-26	Description
Equipment				
Colorado Computer				
Deposit	Deposit	\$500	\$500	No change
Per Day	Per Day	\$50	\$50	No change
Water Polo Tournament				
Water Polo Tank	Per Hour Per Tank	\$90	\$87	Increase by 2.82% CPI
Combined Lane Rental & Lifeguard 25 Yard Course Fee				
City Co-Sponsored Groups	Per Hour Per Lane	\$13	\$12	Increase by 2.82% CPI
Resident	Per Hour Per Lane	\$17	\$15	25% over co-sponsor rate - round up to nearest whole dollar
Non-Resident	Per Hour Per Lane	\$22	\$19	25% more than resident rate - round up to nearest whole dollar
Combined Lane Rental & Lifeguard 50 Meter Course Fee				
City Co-Sponsored Groups	Per Hour Per Lane	\$19	\$18	Increase by 2.82% CPI
Resident	Per Hour Per Lane	\$24	\$23	25% over co-sponsor rate - round up to nearest whole dollar
Non-Resident	Per Hour Per Lane	\$30	\$29	25% more than resident rate - round up to nearest whole dollar
Groups up to 50 (minimum of 3 guards required)				
First 2 Hour	Base	\$264	\$264	No Change
Each Additional Hours	Per Hour	\$80	\$80	No Change
Groups 51 – 100 (minimum of 5 guards required)				
First 2 Hour	Base	\$528	\$528	No Change
Each Additional Hours	Per Hour	\$158	\$158	No Change
Groups 101 – 150 (minimum of 7 guards required)				
First 2 Hour	Base	\$793	\$793	No Change
Each Additional Hours	Per Hour	\$238	\$238	No Change
Non-Resident				
Groups up to 50 (minimum of 3 guards required)				
First 2 Hour	Base	\$333	\$333	No Change
Each Additional Hours	Per Hour	\$80	\$80	No Change
Groups 51 – 100 (minimum of 5 guards required)				
First 2 Hour	Base	\$661	\$661	No Change
Each Additional Hours	Per Hour	\$158	\$158	No Change
Groups 101 – 150 (minimum of 7 guards required)				
First 2 Hour	Base	\$993	\$993	No Change
Each Additional Hours	Per Hour	\$238	\$238	No Change
Lifeguard Fees				
Based on group size and amenities requested	Per Hour Per Lifeguard	\$24.00	\$23.50	Increase per change in minimum wage
Inflatable Obstacle Course				
Inflatable Add On	Per Hour	\$52	\$50	Increase by 2.82% CPI

Fee Name	Unit	FY2026-27	FY2025-26	Description
Pine Valley And Iron Horse Gymnasias Rental Fees				
Resident - Private				
Individual Gym Floor Fee A, B, or C	Per Hour	\$75	\$72	Increase by 2.82% CPI
Main Gym Floor Fee	Per Hour	\$143	\$139	Increase by 2.82% CPI
For Profit Camp/ Tournament – Special Event Fee	Per Day + Gym Hourly Rate	\$259	\$251	Increase by 2.82% CPI
Scoreboard Fee	Per Day Per Court	\$107	\$104	Increase by 2.82% CPI
Non-Resident - Private				
Individual Gym Floor Fee A, B, C	Per Hour	\$94	\$91	Increase by 2.82% CPI
Main Gym Floor Fee	Per Hour	\$179	\$174	Increase by 2.82% CPI
For Profit Camp/ Tournament – Special Event Fee	Per Day + Gym Hourly Rate	\$259	\$251	Increase by 2.82% CPI
Scoreboard Fee	Per Day Per Court	\$107	\$104	Increase by 2.82% CPI
City Co-Sponsored Groups				
Individual Gym Floor Fee A, B, C	Per Hour	\$56	\$54	Increase by 2.82% CPI
Main Gym Floor Fee	Per Hour	\$108	\$105	Increase by 2.82% CPI
Co-Sponsored Organizations and San Ramon Valley Unified School District – Special Event Fee	Per Day + Gym Hourly Rate	\$259	\$251	Increase by 2.82% CPI
Scoreboard Fee	Per Day Per Court	\$50	\$50	No Change
Box Office Fees	Per Day	\$427		New - Matches existing box office fee at DVPAC



**DRAFT NON-DEVELOPMENT
IMPACT FEE JUSTIFICATION
STUDY**

CITY OF SAN RAMON

**REVIEW, ASSESSMENT, AND UPDATE OF PRIOR
FEES (AUTOMATION TECHNOLOGY, GENERAL
PLAN RECOVERY, AND ZONING ORDINANCE
RECOVERY)**

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DRAFT NON-DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

REVIEW, ASSESSMENT, AND UPDATE OF PRIOR FEES (AUTOMATION TECHNOLOGY, GENERAL PLAN RECOVERY, AND ZONING ORDINANCE RECOVERY)

Prepared for:

City of San Ramon

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San Ramon, CA 94583

Attention: Lauren Barr

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APPENDICES

[APPENDIX A](#) FEE DERIVATION WORKSHEETS

I EXECUTIVE SUMMARY

DTA Public Finance, Inc. (“DTA”), was retained by the City of San Ramon, CA (the “City”), to conduct a review and update of three existing development-related fees: [1] the Automation (Technology) Fee, [2] the General Plan Recovery Fee, and [3] the Zoning Ordinance Recovery Fee. These fees intend to recover the City’s costs associated with the administration, maintenance, and periodic updates of its permitting technology systems, as well as long-range planning documents (such as the General Plan) and zoning regulations.

The previous Automation (Technology) Fee was last updated in 2024, and the General Plan and Zoning Ordinance Recovery Fees were updated in 2020. Each fee is currently assessed as a percentage of either the permit/application fee or the total project valuation, as determined by the prior studies. The current fee for the Automation (Technology) Fee is \$4.60 for every \$100, (0.046) of the permit/application fee. The General Plan Recovery Fee generated is 0.53% (0.0053) of the total project valuation and the Zoning Ordinance Fee generates a fee of 0.16% (0.0016) of the total project code valuation.

The objective of this study (“Fee Study”) is to ensure that these fees accurately reflect the City’s current costs of service delivery, remain consistent with those of comparable jurisdictions, and align with the City’s adopted cost recovery policies. Information and dollar amounts used in this study were provided by City staff and are assumed to be the most current and accurate information available.

This Fee Study will be presented in the following four (4) sections:

- Section I contains an executive summary and provides a brief introduction to the Fee Study, including an overview of the proposed fees;
- Section II is an introduction that includes a brief description of the City’s surroundings and background information on the three (3) fees reviewed;
- Section III presents the detailed fees for each of the three fee categories; and
- Section IV presents a summary of the final recommended fees.

Based on the findings presented in this Fee Study, the proposed and current Automation (Technology), General Plan Recovery, and Zoning Ordinance Fees are presented below in **Table ES-1**.

Table ES-1: Proposed Fees

Fee Category	Proposed Fee	Current Fee
Automation (Technology Fee) ¹	4.74% (.0474)	4.60% (.0460)
General Plan Recovery Fee ²	0.17% (.0017)	0.53% (.0053)
Zoning Ordinance Recovery Fee ³	0.13% (.0013)	0.16% (.0016)

Notes:

1. Automation Fee is a percentage of the permit / application fee.
2. General Plan Recovery Fee is a percentage of the total project valuation.
3. Zoning Ordinance Recovery Fee is a percentage of the project code valuation.

II INTRODUCTION

The City of San Ramon (the “City”) is situated in the East Bay region of the San Francisco Bay Area, within Contra Costa County, approximately 35 miles east of downtown San Francisco. The City spans 18.6 square miles and is home to a population of over 83,000 residents as of 2025. Since its incorporation on July 1, 1983, San Ramon has evolved from a historic agricultural valley into a suburban city and regional economic hub, anchored by the Bishop Ranch business park, robust public infrastructure, and modern civic amenities.

To support continued growth and maintain effective governance, the City periodically evaluates its development-related fees to ensure they are consistent with service delivery costs and aligned with both State law and local cost recovery goals. In keeping with this policy direction, the City retained DTA to review, assess, and update three fees:

1. Automation (Technology) Fee – Recovers costs related to the acquisition, maintenance, and operations of permitting and land use management technology systems;
2. General Plan Recovery Fee – Supports the preparation, update, and maintenance of the City General Plan, a long-range policy document that serves as the City’s blueprint for growth and development; and
3. Zoning Ordinance Recovery Fee – Offsets costs associated with the development, implementation, and ongoing refinement of the City’s Zoning Ordinance, which regulates land use in accordance with the General Plan.

Each of these fees plays a vital role in ensuring that development within the City contributes its fair share to the planning, administration, and infrastructure that make such growth possible. These fees are assessed at various stages of the development process and are structured as a percentage of permit/ application fee or project valuation metrics.

The previous Automation (Technology) Fee was last updated in 2024, and the General Plan and Zoning Ordinance Recovery Fees were updated in 2020, with the current fees based on the findings of those studies. The current fee for the Automation (Technology) Fee is \$4.60 for every \$100, or 0.0046) of the permit/application fee. The General Plan Recovery Fee generates a fee of 0.53% (.0053) of the total project valuation and the Zoning Ordinance Fee generates a fee of 0.16% (.0016) of the total project code valuation.

The goals of this fee study are to:

- **Ensure compliance with California State law**, including provisions in the Mitigation Fee Act that require a nexus between the fees charged and cost of providing the service;
- **Prevent under- or over-recovery of costs**, thereby protecting both public resources and private development interests;

- **Benchmark against comparable jurisdictions** to ensure the City's fees remain competitive within the regional market; and
- **Support transparency and accountability** by providing a clear methodology and rationale for each fee component.

All assumptions, data inputs, and valuation estimates used in this analysis were provided by City staff and represent the most recent and accurate information available. The study also incorporates best practices in municipal finance and cost allocation to ensure that each fee structure is fair, equitable, and sustainable.

The sections that follow provide a detailed breakdown of each fee category, including the methodology used to calculate each fee, associated costs, and proposed fee adjustments resulting from this analysis.

III FEE CALCULATIONS

The three (3) fees generated in this section are each based on an underlying percentage of the City’s building activity. The current Automation Technology Fee is based on a percentage of the permit/application fee. The General Plan Recovery Fee and Zoning Ordinance Recovery Fee are calculated on a percentage of the total project building valuation. Each fee is based on the City’s goal of achieving cost recovery for specific programs or services with planning and development.

A Automation (Technology) Fee

The Automation (Technology) Fee allows the City to support the costs associated with the City’s permitting system, staff time for managing the system, acquisition of the system, and mobile devices used for permitting. The City currently maintains a fee that is a percentage of the permit/application fee. The purpose of the fee is to cover the costs associated with implementing, maintaining, and upgrading technology infrastructure and systems. This fee helps offset expenses related to software, hardware, IT support, and other technological resources. Essentially, it’s a way to ensure that the technology used to facilitate services or operations is adequately funded and kept up to date.

City staff provided DTA with a comprehensive list of the technology systems currently in use. These include subscriptions, capital investments amortized over time, and staff management costs. The total capital and operational costs for these systems, along with an updated list of the software systems currently in use can be found in Appendix A. There are currently seven (7) systems listed in the cost category, totaling \$1,701,757 and generating an annual technology-related cost of \$351,757, as shown in Table 1 below.

Table 1: Annual Automation (Technology Cost Calculation)

Cost Category	Costs	Amortization Period (Years)	Annual Cost
	[a]	[b]	[c] = [a]/[b]
Bluebeam	\$4,680	1	\$4,680
Annual Permitting System	\$67,752	1	\$67,752
Permit System Replacement	\$1,500,000	10	\$150,000
GIS Annual Costs	\$107,000	1	\$107,000
Encode Plus	\$17,525	1	\$17,525
Core Logic	\$3,600	1	\$3,600
Box (File Transfer Service)	\$1,200	1	\$1,200
Total Automation Annual Costs	\$1,701,757		\$351,757

As indicated earlier, the fee is proportionate to the percentage of the permit/application fee. The larger the permit fee, the larger the technology fee as more software utilization and storage space are required for larger projects. The fee calculation is determined by dividing

the total annual automation-related costs by the annual fee-related costs associated with building, planning, and engineering. As provided by City staff, building costs add up to \$5,953,976 and engineering permit costs amount to \$1,465,000, totaling \$7,418,976. As presented below in Table 2 below, dividing the total fee-related costs of \$7,418,896 by the total annual automation costs of \$351,757 generated a fee of 4.74% (.00474) every \$100, of the building permit value, which applies uniformly to all development-related permits issued by the City's Building, Planning, and Engineering Divisions.

Table 2: Automation (Technology) Fee Calculation

Category	Amount
Total Automation Annual Costs	\$351,757
Total Fee-Related Cost	\$7,418,976
Automation Fee as a % of Permit Fee	4.74% (.00474)

According to best practices and to ensure compliance and transparency, DTA recommends that the City maintain a dedicated fund or account for Automation (Technology) Fee revenues. This will ensure proper tracking and allocation of funds, preventing co-mingling with unrelated revenue sources.

B General Plan Recovery Fee

The General Plan Recovery Fee is charged to offset the costs of preparing, updating, and maintaining the City's General Plan. This is a State-mandated long-term planning document that guides development, infrastructure, and community priorities. Updates require significant resources for planning, research, and public engagement. The recovery fee enables the City to recoup a portion of these costs from those who directly benefit from the updated plan, such as developers who build in areas affected by the plan. The City's General Plan Recovery Fee is a percentage of the total building valuation and is calculated as shown in Table 3.

Table 3: Annual General Plan Update Costs

Costs	Total Costs (Estimated 2025)	Amortization Period (Years)	Annual Cost	Percentage Attributable to Development Review	Annual Costs Attributable to Development Review
Consultant Costs	[a]	[b]	[c] = [a]/[b]	[d]	[e] = [c] x [d]
General Plan 2040 - Consultant Costs	\$1,485,000	5	\$297,000	50% (.50)	\$148,500
Subtotal Consultant Costs	\$1,485,000		\$297,000		\$148,500
Annual Staff Costs					
General Plan 2040 - Annual Planning Costs	\$785,633	5	\$157,127	50% (.50)	\$78,563
Subtotal Annual Staff Costs	\$785,633		\$157,127		\$78,563
Fund Balance as of 12/31/24	(\$512,177)	1	(\$102,435)	100%	(\$102,435)
Total	\$1,758,456		\$351,691		\$124,628

The General Plan Recovery Fee is calculated by dividing the annual costs attributable to development-related General Plan activities, estimated at \$124,628, by the City’s average annual building valuation of \$75,085,091. This valuation represents the total estimated construction value of all development projects processed annually based on recent permit data provided by City staff. The result is a proposed fee of 0.17% (.0017) of the total project valuation, as shown in **Table 4** below.

Table 4: General Plan Recovery Fee Plan

Cost Recovery Target	Annual Costs @ Target	Annual Average Building Valuation	% of Building Code Valuation
100%	\$124,628	\$75,085,091	0.17% (.0017)

This fee structure ensures that the cost of long-range planning is proportionally distributed across development projects based on their size and impact. Since larger, more complex projects typically place a greater demand on infrastructure, planning resources, and regulatory oversight, a valuation-based fee allows for a fair and scalable cost recovery mechanism.

The General Plan Recovery Fee should be assessed on all projects that are subject to the General Plan’s land use and infrastructure policies. The final proposed fee amount is summarized in **Table 5** below.

Table 5: Proposed General Plan Recovery Fee Plan

Category	Amount
Annual Costs @ Target	\$124,628
Annual Average Building Code Valuation	\$75,085,091
General Plan Recovery Fee as a % of Total Building Valuation	0.17% (.0017)

C Zoning Ordinance Recovery Fee

The Zoning Ordinance Recovery Fee funds the development, maintenance, and administration of the City Zoning Ordinance. The Zoning Ordinance is the legal tool used to implement the General Plan by regulating land use, density, design, and permitted activities on a parcel-by-parcel basis. The Zoning Ordinance implements the policies of the General Plan by classifying and regulating the uses of land and structures within the City. The fee is designed to help the City recover the costs associated with developing, implementing, and enforcing its zoning ordinances. This includes items such as staff time, plan review, and other administrative expenses. Specifically, the fee is a percentage of the total building valuation that developers pay to cover a portion of their costs related to Zoning Ordinance Recovery. This fee ensures the City can adequately manage and enforce its zoning laws and related planning efforts. In this update, the cost recovery target is 100%. This should only apply to development projects that have a significant impact on the update of the Zoning Ordinance. The updated costs are presented in Table 6 below.

Table 6: Annual Zoning Ordinance Update Costs

Costs	Total Costs (Estimated 2025)	Amortization Period (Yrs.)	Annual Cost	% Attributable to Development Review	Annual Costs Attributable to Development Review
Consultant Costs	\$0	5	\$0	100%	\$0
Annual Planning Staff Costs	\$95,391	1	\$95,391	100%	\$95,391
Any Additional Costs	\$0	1	\$0	0%	\$0
Total	\$95,391		\$95,391		\$95,391

The Zoning Ordinance Recovery Fee is calculated by dividing the annual costs attributable to development-related Zoning Ordinance Fee, estimated at \$95,391, by the City's average annual building valuation, which was reported as \$75,085,091. This valuation represents the total estimated construction value of all development projects processed annually based on recent permit data provided by City staff. The result is a proposed fee equal to 0.13% (0.0013) of total building code valuation, as shown in Table 7 below.

Table 7: Zoning Ordinance Fee Calculation

Cost Recovery Target	Annual Costs	Annual Average Building Code Valuation	% of Building Code Valuation ¹
100%	\$95,391	\$75,085,091	0.13% (.0013)

Notes:

- 0.13% (.0013) is rounded to nearest decimal place

This fee structure ensures that the cost of long-range planning is proportionally distributed across development projects based on their size and impact. Since larger, more complex projects typically place a greater demand on infrastructure, planning resources, and regulatory oversight, a valuation-based fee allows for a fair and scalable cost recovery mechanism.

The Zoning Ordinance Fee should be assessed on all projects that are subject to the Zoning Ordinance policies. The final proposed fee amount is summarized in **Table 8** below.

Table 8: Proposed Zoning Ordinance Fee

Category	Amount
Annual Costs @ Target	\$95,391
Annual Average Building Code Valuation	\$75,085,091
Zoning Ordinance Fee as a % of Building Code Valuation	0.13% (.0013)

IV SUMMARY OF FEES

Based on the findings presented in this Fee Study, the proposed and current Automation (Technology), General Plan Recovery, and Zoning Ordinance Fees are presented below in **Table 9**.

Table 9: Proposed Fees

Fee Category	Proposed Fee	Current Fee
Automation (Technology Fee) ¹	4.74%9 (.0474)	4.60% (.0460)
General Plan Recovery Fee ²	0.17% (.0017)	0.53% (.0053)
Zoning Ordinance Recovery Fee ³	0.13% (.0013)	0.16% (.0016)

Notes:

1. Automation Fee is a percentage of the permit application fee.
2. General Plan Recovery Fee is a percentage of the total project valuation.
3. Zoning Ordinance Recovery Fee is a percentage of the project code valuation.

APPENDIX A

City of San Ramon

DRAFT Non-Development Impact Fee Justification Study
Review, Assessment, and Update of Prior Fees (Automation Technology, General Plan
Recovery, and Zoning Ordinance Recovery)



FEE DERIVATION WORKSHEETS

Automation Fee Calculation
 Fee is based on the proportionality of the permit fee

Table 1 Annual (automation) Technology Cost Calculation

[1] Cost Category	Costs	Years	Annual Cost
	[a]	[b]	[c] = [a] / [b]
Bluebeam	\$4,680	1	\$4,680
Annual Permitting System	\$67,752	1	\$67,752
Permit System Replacement	\$1,500,000	10	\$150,000
GIS Annual Costs	\$107,000	1	\$107,000
Encode Plus	\$17,525	1	\$17,525
Core Logic	\$3,600	1	\$3,600
Box (file transfer service)	\$1,200	1	\$1,200
Total Automation Annual Costs	\$1,701,757		\$351,757

* Includes \$59,052 for EPL (EnerGov) plus \$8,700 for Tyler's Decision Engine Product

[1] Cost Categories and Costs per excel spreadsheet from San Ramon 3.11.25

Table 2 Automation (Technology) Fee Calculation

Category	Amount
[1] Total Automation Annual Costs	\$351,757
[2] Total Fee-related Cost	\$7,418,976
[3] Automation Fee as a % of Permit Fee	4.74%

[1] This is the total annual costs generated in Table 1
 For FY25/26 estimate \$5,953,976 for Planning & Building permit revenues + \$1,465,000
 for Engineering permit revenues

[2] Total Fee related costs Associated with Building, Planning and Engineering

Cost Categories and Costs per excel spreadsheet from San Ramon 3.11.25

See calculation below

FY 25/26 Estimate for Planning and

Building permit revenues \$5,953,976

Engineering Permit \$1,465,000

Total \$7,418,976

[3] Automation Fee would be this generated % of all
 Building, Planning and Engineering Fees.

Result	
Automation Fee as a % of Permit Fee	4.74%

General Plan Recovery Fee Calculation
Fee is based on the proportionality of the permit fee

Table 1 Annual General Plan Update Costs

Costs	Total Costs (Estimated 2025)	Amortization Period (Yrs.) ^[1]	Annual Cost	% Attributable to Development Review	Annual Costs Attributable to Development Review
Consultant Costs	[a]	[b]	[c] = [a] / [b]	[d]	[e] = [c] x [d]
General Plan 2040 - Consultant Costs	\$1,485,000	5	\$297,000	50%	\$148,500
General Plan 2040 - Housing Elements Consultant	\$0	5	\$0	50%	\$0
Subtotal Consultant Costs	\$1,485,000		\$297,000		\$148,500
Annual Staff Costs					
General Plan 2040 - Annual Planning Costs	\$785,633	5	\$157,127	50%	\$78,563
General Plan 2040 - Engineering Costs	\$0	5	\$0	50%	\$0
General Plan 2040 - Housing Element - Planning C	\$0	5	\$0	50%	\$0
General Plan 2040 - Housing Element - Engineerin	\$0	5	\$0	50%	\$0
Subtotal Annual Staff Costs	\$785,633		\$157,127		\$78,563
Fund Balance as of 12/31/24 [1]	-\$512,177	5	-\$102,435	100%	-\$102,435
Total	\$1,758,456		\$351,691		\$124,628

[1] Per the City of San Ramon

Table 2 General Plan Recovery Fee Calculation

Cost Recovery Target ^[1]	Annual Costs @ Target	Annual Average Building Code Valuation	% of Building Code Valuation
100%	\$124,628	\$75,085,091	0.17%

Category	Amount
Annual Costs @ Target	\$124,628
Annual Average Building Code Valuation	\$75,085,091
General Plan Recovery Fee as a % of Building Code Valuation	0.17%

[1] Annual Average Building code Valuation
 \$225,255,273 / 3 years = \$75,085,091
 See table below

Permit Type	Permit Work class	Valuation
Building Permit Valuation Data for past 3 years		
Provided by the City of San Ramon (PDF)		
See Below		
Year 2022		
Building (Commercial)	New Construction	\$1,182,220
Building (Residential)	Addition'	\$4,260,682
	New Construction	\$62,713,765
		\$68,156,667
Year 2023		
Building (Commercial)	New Construction	-
Building (Residential)	Addition'	\$5,114,209
	New Construction	\$89,797,267
		\$94,911,476
Year 2024		
Building (Commercial)	New Construction	\$16,642,363
Building (Residential)	Addition'	\$3,830,096
	New Construction	\$41,714,671
		\$62,187,130
	Total	\$225,255,273
	3	\$75,085,091

General Plan Recovery Fee Calculation

Table 3 Annual Zoning Ordinance Update Costs

Costs	Total Costs (Estimated 2025)	Amortization Period (Yrs.)	Annual Cost	% Attributable to Development Review	Annual Costs Attributable to Development Review
Consultant Costs	\$0	5	\$0	100%	\$0
[1] Annual Planning Staff Costs	\$95,391	1	\$95,391	100%	\$95,391
Any Additional Costs	\$0	1	\$0	0%	\$0
Total	\$95,391		\$95,391		\$95,391

[1] Per the City of San Ramon City

Table 42 Zoning Ordinance Fee Calculation

Cost Recovery Target	Annual Costs @ Target	Annual Average Building Code Valuation	% of Building Code Valuation
100%	\$95,391	\$75,085,091	0.13%

Category	Amount
Annual Costs @ Target	\$95,391
Annual Average Building Code Valuation	\$75,085,091
General Plan Recovery Fee as a % of Building Code Valuation	0.13%

Zoning Ordinance Cost Recovery Fee	0.13%
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**DRAFT DEVELOPMENT
IMPACT FEE JUSTIFICATION
STUDY**

CITY OF SAN RAMON

Report Date: January 26, 2026

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CITY OF SAN RAMON



DRAFT DEVELOPMENT IMPACT FEE STUDY UPDATE

Prepared for:

City of San Ramon

7000 Bollinger Canyon Rd.

San Ramon, CA 94583

Attention: Lauren Barr

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I EXECUTIVE SUMMARY

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA was retained by the City of San Ramon, CA (the “City”) to update the existing impact fee program by preparing a new Assembly Bill (“AB”) 1600 fee justification study (the “Fee Study”). The previous fee justification study was completed in March of 2017 with the current fees based on the findings of that study. The categories of Development Impact Fees (“DIFs” or “Fees”) to be determined by this Study include five (5) fees: Child Care, Parks (Land), Parks (Development), Open Spaces, and Art at levels identified by the various City departments as being necessary to meet the needs of new development. The purpose of this Fee Study will be to ensure that all new development is required to pay its “fair share” of the cost of new infrastructure through the DIF program, by establishing a nexus between the anticipated development and public facilities needs for the City through 2040. This Fee Study is intended to comply with Section 66000 *et seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development (“Future Facilities”) and determining the level of fees that may be imposed to pay the costs of the Future Facilities and determining the level of fees that may be imposed to pay the costs of the Future Facilities. The Future Facilities and associated construction costs are identified in the Facilities Inventory and Needs List, which is included in the appendix section of the Fee Study. A description of the methodology used to calculate the fees is included in Section V. Organization of the Fee Study

A Organization of the Fee Study

- Section I contains an Executive Summary and provides a brief introduction to the Fee Study and includes an overview of the proposed DIFs.
- Section II is an Introduction that includes a brief description of City surroundings and background information on DIF funding.
- Section III provides an overview of the legal requirements for implementing and imposing the DIF amounts identified in the Fee Study and satisfies the nexus requirements for each facility included as part of this Fee Study. Also included is a discussion of the findings and requirements necessary to be satisfied when establishing, increasing, or imposing a fee as a condition of new development.
- Section IV includes a discussion of land use characteristics and demand variables of projected new development such as the number of housing units and the number of non-residential building square feet, assuming current growth trends in residential and non-residential development projected through 2040.
- Section V contains a description of the methodology used to determine the Fees for Future Facilities and presents the fees for each of the land use types.
- Section VI presents the calculation of the Fees for each land use.

- Section VII presents a summary of the Fees.
- Section VIII presents recommendations for the adoption and administration of the Fees.

This Fee Study also includes an appendix section presenting the calculations and other relevant material used to determine the fees generated in this Study

- **Appendix A** includes the calculations used to determine the various Fee levels;
- **Appendix B** includes the Facilities Inventory and Needs List used to determine the various Fee levels; and
- **Appendix C** includes the Inventory List for the purpose of estimating the land acquisition costs.

B DIF Summary

Per the results of this Fee Study, the total DIF amounts required to finance new development’s share of Future Facilities are identified in **Table ES-1** below. Fees presented in this Fee Study represent the maximum DIFs that the City may imposed under the statutory requirements of Government Code Section 66000 *et. seq.* Residential fees are listed on a per-square-foot basis and are defined as living space excluding non-living spaces such as garages and patios. Non-residential fees are listed on a per room basis for hotels and a per-square-foot basis for other non-residential developments. Based on the findings presented in this Fee Study, the proposed DIF levels are presented below in **Table ES-1**.

Table ES-1: DIF Summary (Maximum Allowable Fees)

Land Use	Child Care	Parks & Rec. (Land)	Parks & Rec. (Development)	Open Spaces	Art
Residential (Per Sq. Ft.)	\$0.29	\$22.63	\$1.39	\$1.18	\$0.03
Hotel (Per Room)	\$200.13				\$20.05
Commercial/Retail (Per Sf. Ft.)	\$0.23				\$0.02
Office (Per Sq. Ft)	\$0.17				\$0.02
Institutional/Other (Per Sq Ft.)	\$0.19				\$0.03

Notes:

1. Residential fees are for single-family residences, multi-family residences and mobile homes and are calculated per square foot to comply with AB 602.
2. Hotel Fees include hotels, motels, spas, and resorts, and are calculated on a per-room basis.
3. Other Non-Residential fees are per square foot.

The cost estimates for facilities used in this Fee Study are in 2025 dollars. Therefore, DTA further recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual inflationary adjustment based upon the California Construction Cost Index (“CCCI”). This construction cost index is based upon the Building Cost Index (“BCI”) cost indices average as produced by Engineering News-Record (“ENR”).

II INTRODUCTION

Located in Contra Costa County, approximately 35 miles east of downtown San Francisco, the City of San Ramon (“the City”) encompasses an area of about 18.6 square miles and is home to an estimated population over 83,000 people as of 2025. Incorporated on July 1, 1983, San Ramon has evolved from a historic agricultural valley into a suburban city and regional economic hub—anchored by the Bishop Ranch business park, robust public infrastructure, and modern civic amenities.

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA was retained by the City to update the existing impact fee program by preparing a new Assembly Bill (“AB”) 1600 fee justification study (the “Fee Study”). The previous fee justification study was completed in March of 2017 and is the basis of the current fees imposed by the City. The categories of Development Impact Fees (“DIFs” or “Fees”) to be determined by this Fee Study include five (5) fees; Child Care, Parks (Land), Parks (Development), Open Spaces, and Art at levels identified by the various City departments as being necessary to meet the needs of new development. The purpose of this Fee Study will be to establish a nexus between the anticipated development and public facilities needs for the City through 2040.

This Fee Study is intended to comply with Section 66000 *et seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development (“Future Facilities”) and determining the level of fees that may be imposed to pay the costs of the Future Facilities. The Future Facilities and associated construction costs are identified in the Facilities Inventory and Needs List, which is included in the appendix section of the Fee Study. A description of the methodology used to calculate the Fees is included in Section V.

The Fees generated in this Fee Study are one-time fees typically paid prior to the issuance of a building permit and imposed on development projects by local agencies responsible for regulating land use. These Fee amounts to be determined will be at levels identified as being necessary to meet the needs of new development through 2040.

Fees are calculated to fund the cost of facilities needed to meet the needs of new development. **Many of the calculations and totals presented in this Study are factored out to several decimal places and may not sum due to the rounding of calculated numbers in the tables provided throughout the Fee Study.**

Fees are calculated to fund the cost of facilities needed to meet the needs of new development. The steps followed in the Fee Study include:

1. **Demographic Assumptions:** Identify future growth that represents the increased demand for Future Facilities;
2. **Facility Needs and Costs:** Identify current inventory and planned facilities to determine Level of Service ("LOS") requirements and determine the Future Facilities required to support new development and the costs of such facilities;
3. **Cost Allocation:** Allocate costs of Future Facilities on a per-equivalent-dwelling-unit or equivalent-benefit-unit basis; and
4. **Fee Schedule:** Calculate the Fee amount per square foot for residential development, and the Fee amounts per room for hotels, and per square feet for other non-residential development.

III LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES

The City has identified the need to levy DIFs to pay for Child Care, Parks (Land), Parks (Development), Open Spaces, and Art. The Fees will finance facilities on the current inventory and Needs Lists at levels identified by the City as appropriate for new development or on the basis of current LOS. Upon the adoption of the Fee Study and required legal documents by the City Council, all new development will be required to pay its “fair share” of the cost of facilities on the Needs Lists through these Fees. The Fees are established pursuant to AB 1600, as described below.

Prior to World War II, development in California was held responsible for very little of the cost of public infrastructure. Public improvements were financed primarily through jurisdictional General Funds and utility charges. It was not uncommon during this period for speculators to subdivide tracts of land without providing any public improvements, expecting the closest city to eventually annex a project and provide public improvements and services.

However, starting in the late 1940s, the use of DIFs grew with the increased planning and regulation of new development. During the 1960s and 1970s, the California Courts broadened the right of local government to impose fees on developers for public improvements that were not located on project sites. More recently, with the passage of Proposition 13, the limits on general revenues for new infrastructure have resulted in new development being held responsible for a greater share of public improvements, and both the use and levels of DIFs have grown substantially. Higher fee levels were undoubtedly driven in part by a need to offset the decline in funds for infrastructure development from other sources.

The levy of DIFs is an authorized method of financing the public facilities necessary to mitigate the impacts of new development, as the levy of such fees provides funding to maintain an agency's existing LOS for an increased service population. A fee is “a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project...” (California Government Code, Section 66000). A fee may be levied for each type of capital improvement required for new development, with the payment of the fee occurring prior to the beginning of construction of a dwelling unit or non-residential building (or prior to the expansion of existing buildings of these types). Fees are often due at final map recordation, issuance of a Certificate of Occupancy, or more commonly, at building permit issuance.

AB 1600, which created Section 66000 *et seq.* of the Government Code, was enacted by the State of California in 1987. This Fee Study is intended to meet the nexus or benefit requirements of AB 1600, which mandates that there is a nexus between fees imposed, use of the fees, and development projects on which the fees are imposed.

A Government Code Section 66001

In 2006, Government Code Section 66001 was amended to clarify that a fee cannot include costs attributable to existing deficiencies but can fund costs used to maintain the existing LOS or meet an adopted LOS that is consistent with the General Plan. Section 66000 *et seq.* of the Government Code requires all public agencies to satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of new development:

1. Identify the purpose of the fee [Government Code Section 66001(a)(1)];
2. Identify the use to which the fee will be put [Government Code Section 66001(a)(2)];
3. Determine that there is a reasonable relationship between the fee's use and type of development on which the fee is to be imposed [Government Code Section 66001(a)(3)];
4. Determine how there is a reasonable relationship between the need for the public facility and type of development project on which the fee is to be imposed [Government Code Section 66001(a)(4)]; and
5. Discuss how there is a reasonable relationship between the amount of the fee and cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The sections below present each of the five requirements listed above as they relate to the imposition of the proposed fees.

A.1 Purpose of the Fee [Government Code Section 66001(A)(1)]

New residential and non-residential development within the City will generate additional residents, employees and visitors who will require additional public facilities. Land for these facilities will have to be acquired and public facilities and equipment will have to be expanded, constructed, or purchased to meet this increased demand.

This Fee Study has been prepared in response to the projected direct and cumulative effects of future development. Each new development will contribute to the need for new public facilities. The proposed DIF will be charged to all future new development (new residential units and new non-residential rooms and square footage), irrespective of location, in the City. Even future "infill" development projects contribute to impacts on public facilities because they are an interactive component of a much greater network of development located throughout the City. The redevelopment of existing units or square feet may qualify for DIF credits. (This is discussed further in Section VIII). First, the property owners and/or the tenants associated with any new development in the City can be expected to place additional demands on City facilities funded by the fee. Second, the availability of residents, employees, and customers throughout the City has a growth-inducing impact without which some of the "infill" development would not occur. As a result, all

development projects in the City contribute to the cumulative impacts of development.

The DIF will be used for the acquisition, installation, and construction of public facilities identified on the Needs Lists and appropriate administrative costs to mitigate the direct and cumulative impacts of new development in the City.

A.2 The Use to Which the Fee is to be Put [Government Code Section 66001(A)(2)]

The fee will be used for the acquisition, installation, and construction of the public facilities identified in the Needs Lists, included in Section VI of the Fee Study, and other appropriate costs to mitigate the direct and cumulative impacts of new development in the City. The fee will provide a source of revenue to the City to allow for the acquisition, installation, and construction of public facilities, which in turn will maintain the current standard of service, preserve the quality of life in the City, and protect the health, safety, and welfare of the existing and future residents, visitors, and employees.

A.3 Determine That There is a Reasonable Relationship Between the Fee's Use and the Type of Development Project Upon Which the Fee is Imposed (Benefit Relationship) [Government Code Section 66001(A)(3)]

It is the projected direct and cumulative effect of future development that has prompted the preparation of the Fee Study. Each development will contribute to the need for new public facilities. Without future development, the City would have no need to construct many of the public facilities on the Needs Lists. For all other facilities, the costs have been allocated to both existing and new development based on their level of benefit. Even future "infill" development projects, which may be adjacent to existing facilities, further burden existing public facilities. Consequently, all new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth.

The fees will be expended for the acquisition, installation, and construction of the public facilities identified on the Needs Lists and other authorized uses, as that is the purpose for which the Fee is collected. As previously stated, all new development creates either a direct impact on public facilities or contributes to the cumulative impact on public facilities. For the foregoing reasons, new development benefits from the acquisition, construction, and installation of the facilities on the Needs Lists.

A.4 Determine How There is a Reasonable Relationship Between the Need for the Public Facility and the Type of Development Project Upon Which the Fee is Imposed (Impact Relationship) [Government Code Section 66001(A)(4)]

As previously stated, all new development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities creating the need for new facilities to accommodate growth. Without future development, none of the facilities on the Needs Lists would be necessary. For certain other facilities, the costs have been allocated to both existing and new development based on their level of benefit.

For the reasons presented herein, there is a reasonable relationship between the need for the public facilities included on the Needs List and all new development within the City.

A.5 The Relationship Between the Amount of the Fee and the Cost of the Public Facilities Attributable to the Development Upon Which the Fee is Imposed (“Rough Proportionality” Relationship) [Government Code Section 66001(A)]

As set forth above, all new development in the City impacts public facilities. Moreover, each individual development project and its related increase in population and/or employment, along with the cumulative impacts of all development in the City, will adversely impact existing facilities. Thus, imposition of the Fee to finance the facilities on the Needs Lists is an efficient, practical, and equitable method of permitting development to proceed in a responsible manner.

New development impacts facilities directly and cumulatively. In fact, without any future development, the acquisition, construction, and/or installation of many of the facilities on the Needs Lists would not be necessary as existing City facilities are adequate. Even new development located adjacent to existing facilities will utilize and benefit from facilities in the Needs List.

The proposed fee amounts are roughly proportional to the impacts resulting from new development based on the analysis in Section VI. Thus, there is a reasonable relationship between the amount of the Fee and the cost of the facilities.

Identifying these items will enable DIFs to meet the nexus and rough proportionality requirements established by previous court cases. These findings are discussed in the nexus test for each proposed Fee element as presented in Section VI. Current State financing and fee assessment requirements only allow new development to pay for its fair share of new facilities’ costs. Any current deficiencies resulting from the needs of existing development must be funded through other sources. Therefore, a key element to establish legal DIFs is to determine what share of the benefit or cost of a particular improvement can be equitably assigned to existing

development, even if that improvement has not yet been constructed. By removing this factor, the true impact of new development can be assessed, and equitable fees can be assigned.

B AB 602

The Fees included herein were circumscribed by the requirements of AB 602, which was approved by the California State Legislature and signed by Governor Newsom in 2021. Among the significant impacts of AB 602 are the following:

- On or after January 1, 2022, fee justification studies must identify the existing LOS for each public facility, identify the proposed new LOS, and (if the proposed new LOS is greater than the existing LOS) include an explanation of why the new LOS is necessary.
- For housing development projects, Nexus Studies adopted after July 1, 2022, must calculate the amount of fees based on the square footage of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate. The bill would require that a “local agency that calculated fees proportionally to the square footage of the proposed units be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by development.” This would also apply to multi-family residences.
- The bill also requires the Department of Housing and Community Development (“HCD”), on or before January 1, 2024, to create a Nexus Study template that may be used by local jurisdictions to calculate their fees. The bill requires that the template includes a method of calculating the feasibility of housing being built with a given fee level. The template must be completed by 2024. Local jurisdictions will have the option (it will not be required) to use the HCD template.
- The bill authorizes any member of the public, including an applicant for a development project, to submit evidence that the city, county, or other local agency had failed to comply with the Mitigation Fee Act. The bill requires the legislative body of the city, county, or other local agency to consider any timely submitted evidence and authorize the legislative body to change or adjust the proposed fee or fee increase, as specified.
- If a Nexus Study supports the increase of an existing fee, the local agency shall review the assumption of the Nexus Study supporting the original fee and evaluate the amount of the fees collected under the original fee.
- Large jurisdictions (county population greater than 250,000) and cities within those counties must adopt a Capital Improvement Plan (“CIP”) as part of the Nexus Study.
- Nexus Studies shall be updated at least every 8 years from the period beginning January 1, 2023.

Importantly, AB 602 does not apply to (i) water and sewer connection and capacity charges, (ii) school fees, and (iii) Mello-Roos or other taxes. These other fees, taxes, and charges are subject to their own statutory accountability measures.

IV DEMOGRAPHICS

To determine the facilities needed to serve new development and establish fee amounts to fund such facilities, DTA has researched and reviewed material containing information about future land use development within the City through 2040. For the purpose of this Fee Study, DTA categorized developable residential land uses as single-family, multi-family and mobile homes residences. Developable non-residential land uses within the City are categorized as hotel, commercial/retail, office, industrial, and institutional/other and are summarized in detail in the following section.

Elements from a number of sources including demographics numbers from the California Department of Finance, US Census, the City's 2040 General Plan and Environmental Impact Report (EIR) and total square footage generated by the CoStar Real Estate Software Platform ("CoStar") were used as estimates for the number of housing units and non-residential building square feet to be built within the City. California law requires that a General Plan "cover the territory within the boundaries of an adopted City, as well as any land outside its boundaries which in the planning agency's judgement bears relation to its planning."

In addition, information from the 2040 General Plan and estimates produced by DTA were used to project the additional land uses resulting from new developments. Notably, DTA utilized metrics (e.g., average household size, square footage, etc.) that standardized existing demographics with the projections found in the General Plan. Future residents and employees will create additional demand for facilities that existing public facilities cannot adequately service. In order to accommodate new development in an orderly manner, while maintaining the current quality of life in the City, the facilities on the Facility Needs List (presented throughout Section VI and in the Appendix), as reviewed and approved by the City staff, will need to be constructed.

For those facilities that are needed to mitigate demand from new development, facility costs have been allocated to new development only. In those instances when it has been determined that the new facilities will serve both existing and new development, facility costs have been allocated based on proportionate benefit [see the Equivalent Dwelling Unit ("EDU") discussion in Section V. The EDU concepts will be defined in detail in the Methodology section of this report.

Table 1, presented below provides a summary of the land uses covered in this Fee Study. As previously indicated, the Fee Study will determine Fees for five (5) specific land use categories; residential, hotel, commercial/retail, office, industrial and institutional/other. Notably, the table shown below is meant to provide an example of typical land uses found in each category and is not intended to be a comprehensive list of all the City's potential land uses.

Table 1: Summary of Land Use Categories

Land Use Classification Fee Study	Definition
Residential	<p>Single-Family</p> <ul style="list-style-type: none"> One unit detached: Single-family homes that are not attached to any other housing unit; and One unit attached: Single-family homes that are attached to other housing units by a wall (aka firewall) extending from the ground to the roof, such as duplexes, row houses, or townhouses. <p>Multi-Family</p> <ul style="list-style-type: none"> Two or more units attached: Residential buildings containing units built one on top of another and those built side-by-side that do not have a ground-to-roof wall (e.g., firewall) and or have common facilities, (i.e., attic, basement, heating plant, plumbing, etc. <p>Mobile Homes</p> <ul style="list-style-type: none"> A movable dwelling that is 8 feet or more wide and 40 feet or more long, designed to be towed on its own chassis, with transportation gear integral to the unit when it leaves the factory, and does not require a permanent foundation. (US Census Definition). <p>Accessory Dwelling Units ("ADUs")</p> <ul style="list-style-type: none"> For the purpose of determining the Fees due, any "second unit" or "accessory dwelling unit" (as determined pursuant to Section 65852.23 of the Government Code) shall be considered a separate residential unit and shall be subject to this fee.
Hotel	Includes hotels, motels, spas and resorts
Commercial/Retail	Includes, but is not limited to, buildings used as the following: <ul style="list-style-type: none"> Retail; Service-oriented business activities, wineries/vineyards, and car washes; Department stores, discount stores, furniture/appliance outlets, home improvement centers, and shopping centers; Industrial Park Center Entertainment centers; and Grocery stores and storage facilities.
Office	Includes, but is not limited to, buildings used as the following: <ul style="list-style-type: none"> Business/professional offices, general office buildings Medical/dental offices, office parks, research parks, and business parks; and
Institutional/Other	Includes but is not limited to buildings used as the following: <ul style="list-style-type: none"> Professional urgent care and private hospitals and rehabilitation centers; Private schools, trade and vocational schools, and veteran's organizations; and Rehabilitation centers, assisted living, and memory care facilities, houses of worship.

Demographic data provided by the Nielsen Company (a leading information, measurement, and data analytics company), the California Department of Finance, the City's 2040 General Plan, and the US Census Bureau, were used to estimate the existing number of housing units and population in the City. Notably, DTA utilized metrics (e.g., average household size, square footage, etc.) that standardized existing demographics with DTA's projections.

According to the information provided by the California Department of Finance, the US Census Bureau, the City's 2040 General Plan and the Nielsen Company, there are currently 83,391 existing residents residing in 31,904 housing units in the City. The residential

persons-per-unit figure of 2.61 was also derived from the 2025 data published by the California Department of Finance and the 2040 General Plan. Specifically, the 2.61 residents per unit estimate for the City includes units in the City are currently vacant. As a result, this figure is lower than the calculated Department of Finance residents per unit figure, which includes only occupied housing units. Table 2, presented below, summarizes the existing demographics for the City’s residential land uses.

Table 2: Estimated Existing Residential Development ¹

Residential Land Use	Existing Residents	Existing Housing Units	Residents per Unit
Residential	83,391	31,904	2.61
Total	83,391	31,904	2.61

Note:

1. Numbers may not sum due to rounding.

A Existing Non-Residential Land Uses

The existing non-residential square footage was compiled and estimated using the City’s 2040 General Plan and the CoStar Real Estate Software Platform. In addition, the employees per square foot for non-residential land uses was based on information published in Nielsen Company *Employment Profiles* by NAICS Codes 2025. The North American Industry Classification System (“NAICS”) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. The number of non-residential building square footage presented below in Table 3 is considered “existing non-residential development”.

As shown in the table below, the City has approximately 14,039,436 total square feet of existing non-residential development; including 3,633,936 square feet of commercial/retail, 9,860,722 square feet of office, 544,779 square feet of institutional/other and 1,147 hotel rooms.

Per the Nielsen Company’s *Employment Profiles* (2025), the City has 37,562 employees in these non-residential sectors, specifically 1,721 hotel employees, 11,479 commercial employees, 23,000 office employees, and 1,362 institutional employees. These numbers were based on existing employee data and existing square footage data, generating employees-per-thousand-square-foot factors (“EPSFs”) of 1.50 for Hotel, 3.16 for Commercial/Retail, 2.33 for Office, and 2.50 for Institutional/Other. These EPSF numbers are presented in detail in Appendix A.

Table 3: Estimated Existing Non-Residential Development

Non-Residential Land Use	Existing Employees	Existing Building Square Feet	Existing Hotel Rooms	Employees per Square Feet
Hotel	1,721		1,147	1.50
Commercial/Retail	11,479	3,633,936		3.16
Office	23,000	9,860,722		2.33
Institutional/Other	1,362	544,779		2.50
Total	37,562	14,039,437	1,147	N/A

B Future Residential Land Uses (2040)

Using the population projections based on the City’s 2040 General Plan and discussions with City staff, DTA determined that the City is expected to grow by 11,812 residential units by the end of the 2040 build-out period in this Study. The projected residential growth used over the build-out period to generate the number of residents and future housing units are shown below. As indicated in Table 4, over the 15-year build-out period, this is a compounded residential unit annual growth rate (CAGR) of 2.12%.

Table 4: Estimated Residential Development over Build-Out Period ¹

Residential Land Use	Future Residents	Future Housing Units	Residents per Unit
Residential	30,874	11,812	2.61
Total	30,874	11,812	2.61

Notes:

1. Numbers may not sum due to rounding.
2. Residents per unit are expected to remain the same over the build-out period.

To comply with AB 602, DTA worked with City staff to determine the average square footage for both single-family and multi-family residences. Using building permit information and 5-year projections provided by the City, DTA calculated that the combined average residential square foot unit was 1,332 square feet across single-family and multi-family residences. This includes living space and excludes garages and patios) Based on the total anticipated future residential development of 11,812 units, this results in a total of 15,733,584 Sq. Ft. of future residential development, as shown in the table below.

Table 5: Estimated Residential Development Sq. Ft.

Category	Total
Total Residential Units	11,812
Average Sq. Ft. per Unit ¹	1,332
Total Residential Sq. Ft.	15,733,584

Note:

1. Average Sq. Ft is a weighted average between single-family and multi-family units.

C Future Non-Residential Land Uses through 2040

According to the City’s 2040 General Plan, the City will see an increase of 2,500,000 square feet of non-residential development, including 186 additional hotel rooms and 2,313,999 square feet of non-residential development. For the purpose of this Fee Study calculation, This is presented in **Table 6** below for each of the non-residential land use categories.

Table 6: Estimated Non-Residential Development in the Year 2040 ¹

Non-Residential Land Use	Future Employees	Future Building Square Feet	Future Hotel Rooms	Employees per Square Feet
Hotel ¹	279		186	1.50
Commercial/Retail	2,241	732,576		3.16
Office	3,482	1,493,014		2.33
Institutional/Other	221	88,409		2.50
Total	6,223	2,313,999	186	NA

Note:

1. For commercial square footage purposes, hotel rooms are calculated to be 1,000 per square foot per room. So, 186 hotel rooms x 1,000 square feet per hotel room is 186,000 square feet of commercial development. Total non-residential square footage totals 2,314,000 square feet + 186,000 hotel square feet = 2,500,000 non-residential square feet per the 2040 General Plan.
2. Numbers may not sum due to rounding.

V METHODOLOGY USED TO CALCULATE FEES

There are several accepted methodologies used in calculating fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. In determining a reasonable nexus for each specific type of public facility, DTA utilized the methodologies described below, depending upon the data and information available from the City and its current infrastructure policies.

A Standards-Based Fee Methodology

The methodology used to establish the DIFs outlined in this Study for Childcare Services, Parks (Land), Parks (Development), and Open Space are based on “standards,” where costs are based on the existing LOS. This Standards-Based Methodology establishes a generic unit cost for capacity which is then applied to each land use per the existing LOS. The LOS is based on the existing number of applicable units, such as square feet of building space or acres of land or per resident for each facility. This standard is not based on cost but rather on a standard of service. The Standards-Based Methodology ensures that City facilities are appropriately developed and sized so that future residents and employees do not cause a reduced LOS by unduly burdening the infrastructure system, thus leading to decay and deterioration. This methodology offers several advantages, including not needing to know the cost of a specific facility, how much capacity or service is provided by the current system, or having to commit to a specific size of the facility.

B Plan-Based Fee Methodology

Another methodology used to establish the DIFs outlined in this Study for Art and is based on a “plan,” such as a Master Plan of Facilities, Capital Improvement Plan, or General Plan. These Facility Plans generally identify a finite set of facilities needed by the public agency and are developed according to assessments of facility needs prepared by staff and/or outside consultants and adopted by the public agency’s legislative body. In this Study, the Plan-based methodology is used to calculate the Art fee. Using this plan-based approach, specific costs can be projected and assigned to all land uses planned, often with a specific time period in mind that reflects new development projections. By using population, units, and residential and non-residential square footage numbers, it is possible to assign a cost allocation percentage for both new and existing development. In preparing an impact fee analysis, facilities costs attributed to future development can then be allocated to each land use class in proportion to the demand caused by each type of development.

C Capacity-Based Fee Methodology

Another method of fee assessment used is based on the “capacity” of a service or system, such as a water tank, a sewer plant, or a storm drain. This kind of fee is not dependent on a particular land use plan (i.e., amount or intensity) but rather is based on a rate or cost per unit of capacity that can be applied to any type of development, as long as the system has adequate capacity. This fee is useful when the costs of the facility or system are unknown at the outset. However, it requires that the capacity used by a particular land use type be measurable or estimable and the information available. Capacity-based Fees are assessed

based on the demand rate per unit. Although this methodology is not used to calculate any of the fees generated in this Study, the description is provided so that the City understands the various methodologies available for calculating fees.

D Summary of Fee Methodology

In this Fee Study, the Standards-based LOS methodology based on a City facilities Needs List used to generate fees for Child Care Services, Parks (Land), Parks (Development), Open Space, and a Plan-based methodology is used to generate the fee for Art. This is summarized in Table 7 below.

Table 7: Fee Methodology Summary (by Fee Category Type)

Fee Category	Methodology	Basis of Methodology
Child Care Services	LOS	Existing Standard
Parks (Land)	LOS	Existing Standard
Parks (Development)	LOS	Existing Standard
Open Space	LOS	Existing Standard
Art	Plan-Based	Needs List

For Fee calculations using a Plan-Based approach, the City provided DTA with a list of Future Facilities to be included in the Fee Study (“the Needs List”). For the purposes of the City’s DIF program, the Needs List is intended to be the official public document identifying the facilities eligible to be financed as a whole or in part, through the imposition of a DIF on new development within the City. The Needs List is organized by facility element (or type) and includes cost information, as outlined in Table 8 below.

Table 8: Description of Needs List Cost Sections

Column Title	Contents	Source
Total Cost for Facility	The total estimated facility value, including engineering, design, construction, land acquisition, and equipment (as applicable).	City
Offsetting Revenues to New and Existing Development	Share of total offsetting revenues allocated to new and existing development.	City
Net Cost to City	The difference between the total cost and the offsetting revenues (column 1 plus column 2).	Calculated by DTA
Percent of Cost Allocated to New Development	Net cost allocated to new development based on new development’s share of facilities.	Calculated by DTA and the City
Net Cost Allocated to New Development	The net cost to the City is multiplied by the percentage of the allocated cost for new development.	Calculated by DTA
Policy Background or Objective	Identifies the policy source or rationale for facility need.	City General Plan, CIP, City Staff

The facilities included on the Needs List for each Fee (presented in **Appendix B**) are provided by the City and reflect either the City’s goals of maintaining and improving a specific area, or they are part of a more formal policy document, such as a General Plan, Master Plan, Capital Improvement Plan, or other official policy or document etc. Specific estimated facility costs are provided by the City and used as a basis for determining the allocation of revenues between new and existing development. DTA surveyed City staff and comparable developments on the required facilities needed to serve new development as a starting point for its fee calculations.

E Allocation of Benefit

E.1 Equivalent Dwelling Units (“EDUs”)

The methodologies employed in this Fee Study use EDUs as the method of identifying and quantifying benefits of certain facilities. This ensures that an equitable portion of the total facilities costs is allocated to future growth, based on the proportion of need generated by that growth. An EDU is a measurement unit that standardizes different types of development based on their anticipated demand for a specific service (e.g., general service, police, fire, water, sewer, traffic generation). It is not necessarily equal to one physical residential unit. The primary function of an EDU is to create a fair and consistent method for calculating impact fees across various land uses, such as single-family residences, multi-family residences, commercial buildings, or industrial properties.

First, a baseline is established. A typical single-family home is often designated as 1.0 EDU for certain services, and this is the baseline for the EDU calculation. Other development types are assigned factors based on their expected impact relative to the baseline. For example, a commercial property’s EDU might be calculated based on its square footage, and a multi-family apartment unit might be a fraction of a single-family home’s impact, depending on the specific infrastructure being funded. The specific EDU calculations for each land use in this study are presented mathematically for each fee category in **Appendix A**.

E.1.i Residential Example

For example, if the cost per EDU is determined to be \$1,000 for a given fee category (such as Police, Fire, library, etc.), the single-family residential DIF is generated by multiplying 1 EDU x \$1,000 generating a single-family residential fee of \$1,000 per unit. This calculation is the same for each residential land use. Below, the multi-family EDU was calculated to be 0.75 and the mobile home is 0.65. A table presenting the residential fee calculation for the three residential land uses is presented below.

Table 9: Residential EDU Calculation (Example)

Land Use	EDUs	Cost per EDU	Fee per Unit
	[a]	[b]	[c] = [a] * [b]
Single-Family	1.00	\$1,000	\$1,000
Multi-Family	0.75	\$1,000	\$750
Mobile Home	0.65	\$1,000	\$650

E.1.ii Non-Residential Example

The methodology is the same for non-residential development, as the cost per EDU will be the same. For example, the non-residential fees are calculated by multiplying the same cost per EDU of \$1,000 by the EDUs for each non-residential land use. A table presenting the non-residential calculation for four non-residential residential land uses is presented below.

Table 10: Non-Residential EDU Calculation (Example)

Land Use	EDUs	Cost per EDU	Fee per 1,000 Sq. Ft.
	[a]	[b]	[c] = [a] * [B]
Commercial Retail	0.68	\$1,000	\$680
Office	1.04	\$1,000	\$1,040
Industrial	0.68	\$1,000	\$680
Institutional	0.48	\$1,000	\$480

The above calculations are used for each of the fee categories in this Study.

F Persons Served

For many of the facilities considered in this Fee Study, service population (or Persons Served) will be used to allocate benefits among fee categories. For the purposes of this Fee Study, the Persons Served calculations are based on the number of residents per dwelling unit (i.e., persons per household) and the number of employees per 1,000 Sq. Ft. generated by each land use class. Notably, the Persons Served (or service population) is determined for Child Care Services, and Art are based on the following:

- For Child Care Services, and Art, the calculation of the number of Persons Served is based on residents, plus 50% of employees. Similar to public safety, this service population estimate accounts for the fact that generally, residents would have access to facilities for 16 hours per day and employees have access to facilities for 8 hours per day. However, unlike public safety, DTA assumes that the impact of visitors to non-residential land uses on park and trail facilities is negligible.
- Finally, for Parks (Land), Parks (Development), and Open Space, the calculation of the number of Persons Served is based on residents only.

Table 11: Basis of Allocation (by Fee Category Type)

Fee Category	Basis of Allocation of EDU Factor
Child Care Services	Persons Served (Residents, Employees)
Parks (Land)	Acres per 1,000 Residents
Parks (Development)	Acres per 1,000 Residents
Open Space	Acres per 1,000 Residents
Art	Persons Served (Residents, Employees)

Table 12: EDUs

Facility Type	Basis (Persons Served)	Methodology	Existing ¹	Projected ¹	Total ¹
Child Care Services	(Residents, Employees)	EDU	39,353	13,045	52,398
Parks (Land)	(Residents)	EBU	31,904	11,812	43,716
Parks (Development)	Persons Served (Residents)	EDU	31,904	11,812	43,716
Open Space	(Residents)	EDU	31,904	11,812	43,716
Art	(Residents, Employees)	EDU	39,353	13,045	52,398

Note:

- EDUs presented above are a function of persons served, residential units, hotel rooms and square footage and the calculations are presented in detail in the EDUs presented in Appendix A.

The following sections present the reasonable relationship of benefit, impact, and proportionality tests for each fee element (i.e., Child Care Services, Parks (Land), Parks (Development), Open Space, and Art, as well as the analysis undertaken to apportion costs for each type of facility. More detailed fee calculation worksheets for each type of facility are included in **Appendix A**.

G Calculation of Land Costs

To determine the fair and accurate land acquisition costs used in the calculations presented in the following sections, DTA utilized the CoStar Real Estate Software Platform and created a comparable land inventory of 11 undeveloped properties ranging from 0.73 acres to 11.74 acres in the City. Each of the properties in the inventory were sold between 2019 and 2023, and an average of their sales price was generated. (It was determined that sales price was a more accurate measure of land value than current land asking price) The land inventory produced 11 properties, meeting the proper criteria. Based on this inventory, DTA used an average of \$2,365,619 per acre as an estimated cost of land acquisition. In addition, the City provided DTA with a cost per acre of \$12,259 for Open Space to be used in the Open Space calculation.

VI CALCULATION OF FEES

A Child Care DIFs

A.1 Child Care Nexus Requirement AB 1600)

The Child Care Facilities element includes those facilities used by the City to maintain Child Care services. The fees collected from new development will be used to provide school age childcare on school sites owned by the San Ramon Valley Unified School District. In addition to two Community Centers, the city currently has two middle schools and 12 elementary schools providing Child Care services. All new development within the City contributes to the direct and cumulative impacts of development on Child Care facilities and creates the need for new facilities to accommodate growth. The facilities and equipment used to provide these services will have to be purchased or replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Child Care Facilities and impact of residential and non-residential development.

Table 13 below illustrates how the Child Care Fee will meet the requirements of AB 1600 with regard to use of the fee, type of development funded or partially funded by the fee revenue, reasonable relationship to the need for facilities, and proportionality requirements.

Table 13: Child Care Element

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct or expand/enhance Child Care facilities that will mitigate the impacts of new residential and non-residential development on City's Administration facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Expansion or enhancement of new Child Care facilities, remodel/refurbishment of existing facilities, property and equipment and expansion of Child Care items such as play areas, furniture, computer equipment, books, and other necessities.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is imposed.	New residential and non-residential development in the City will generate additional residents and employees, thus increasing the need for Child Care facilities. The expansion or enhancement of equipment, or purchase of vehicles, buildings and facilities used to provide these services will have to be expanded, constructed, or purchased to meet this increased demand and maintain the current LOS to the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	Additional residents and employees from new development will impact demand for Child Care space and collection items. New facility space will need to be expanded or acquired/constructed and existing facility space will need to be remodeled/refurbished and new equipment purchased. If Child Care facilities are not constructed, expanded or enhanced, then overall general services provided to the residents and employees in the City will suffer.
66001(b)	Demonstrate how there is a reasonable relationship between the amount of the Fee and type of public facility.	The Child Care fee is based on the cost to expand or enhance facilities and purchase new property. The fee is based on providing new materials at the same levels of service provided to existing residents and employees.

Table 14 below identifies the current inventory for City Child Care. Notably, all furniture, fixtures, and equipment have been consolidated into one (1) integrated unit that includes all department equipment, such as furniture modules and other equipment, to simplify the representation of the data.

Table 14: Child Care Inventory as of 2025

Facility	Quantity
Building (Square Feet)	23,322
Land (Acres)	0
Vehicles (Number of Vehicles)	0
Furniture, Fixtures, and Equipment (Integrated Unit)	1

A.2 Calculation Methodology

The Child Care Fee was calculated using the Standards-Based Methodology discussed in Section V. For future development to receive the same LOS as exists today, the City will need to acquire or construct additional public building facilities, vehicles, and equipment. Assuming the City’s growth through 2040, the City will need to acquire or construct additional infrastructure and purchase equipment in order to continue to maintain the existing LOS.

A.3 LOS

As stated earlier in Section III, in September of 2021 the Governor of California signed AB 602 which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that when applicable, a Nexus study shall identify the existing LOS for each public facility, identify the proposed new LOS, and include an explanation of why the new LOS is necessary. The LOS used to calculate the Child Care Fees in this section is the existing LOS as defined as the relationship between the replacement cost of Child Care facilities (as described in this section) and the City’s existing EDUs as discussed in Section IV. The current LOS is calculated by dividing the total inventory of a facility type, as noted above, by the existing number of EDUs within the City. As indicated below, the existing LOS for every 1,000 EDUs is 593 square feet of building space. The same LOS methodology applies to land, vehicles and integrated equipment and is presented below in Table 15.

Table 15: Child Care Current LOS as of 2025

Facility Type	Facility Units per 1,000 EDUs
Buildings (Square Feet)	593
Land (Acres)	0.000
Vehicles (Number of Vehicles)	0.000
Furniture, Fixtures, and Equipment (Integrated Unit)	0.025

The facility units generated in the table above are used to determine future Child Care buildings and equipment, etc., funded by new development in 2040 and are presented below in **Table 16**. The mathematics behind these calculations are presented in detail in **Appendix A**.

Table 16: Future Child Care Facility Units in 2040

Facility Type	Number of Facility Units Funded by New Development
Buildings (Square Feet)	7,739
Land (Acres)	0.000
Vehicles (Number of Vehicles)	0.000
Furniture, Fixtures, and Equipment (Integrated Unit)	0.332

Notably, it's important to note that acquisition, enhancements, and expansion costs are dependent on the real estate market at the time of development. Location, demand for land, encumbrances, comparable acquisitions, and construction costs are a few of the many variables that play into appraisals and negotiations. Each facility will have its own location and improvement requirements. However, DTA was able to determine general cost estimates, on a per square foot basis, for Child Care facilities, based on historical and current data available and input from the City. These cost estimates were then applied to the future facility units.

Table 17: Child Care Total Costs in 2040 ¹

Facility Type	Facility Units Funded by New Development	Cost Per Unit	Total Facility Cost for Future Development
Buildings (Square Feet)	7,739	\$700	\$5,417,602
Land (Acres)	0.0000	\$0	\$0
Vehicles (Number)	0.0000	\$0	\$0
Equipment (Integrated Unit)	0.3318	\$41,545	\$13,787
Less: Offsetting Revenue			\$371,308
Equals: Total Facilities Cost			\$5,060,081
Total Future EDUs			13,059
Cost per EDU			\$387

Note:

1. Numbers may not sum due to rounding.

A.4 Offsetting Revenues

When calculating DIFs, it is important to consider any offsetting revenue in the City Child Care calculations total, as any existing account balance or other offsetting revenue funds must be subtracted from the facilities cost total. Currently, there is \$371,308 that must be subtracted from fee revenue.

A.5 Child Care Fee Calculations

Once the total future facility cost has been determined, the maximum calculated fee for each land use category can be generated. This is done by dividing the total future facility cost by the projected Child Care EDUs to generate a per EDU rate, which equals \$387 per EDU as shown above. As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per unit basis, but will be calculated based on *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The Residential Fee per Sq. Ft. was determined by first multiplying the cost per EDU of \$387 by the total number of projected residential EDUs (11,812), resulting in the total amount funded from residential property of \$4,576,830. This result was then divided by the total anticipated residential square feet of 15,733,584 to generate the Fee per square foot of \$0.29. Details of this calculation are shown in the table below.

Table 18: Residential Child Care Costs Financed by Fees Summary per Land Use Category ¹

Land Use Type	EDUs per Unit	Number of Projected Units	Calculation	Total EDUs
Residential	1.00	11,812		11,812
		Total EDUs	[a]	11,812
		Total Cost per EDU	[b]	\$387
		Total Fees	[c] = [a] x [b]	\$4,576,830
		Total Residential Sq. Ft.	[d]	15,733,584
		Total Cost per Residential Sq. Ft.	[e] = [c]/[d]	\$0.29

Note:

1. Numbers may not sum due to rounding.

Similarly, the Non-residential Fee per 1,000 Sq. Ft. was determined by multiplying the cost per EDU of \$387 by the total number of non-residential EDUs applicable with each land use type. The table below summarizes the fee amounts per room and per 1,000 Sq. Ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 19: Non-Residential Child Care Costs Financed by Fee Summary per Land Use Category ¹

Land Type	EDUs per Room/ 1,000 Non-Res. Sq. Ft.	Cost per EDU	Fee per Room/ 1,000 Non-Res Sq. Ft.
	a	x	b = ax/1,000
Hotel ¹	0.52	\$387	\$200.13
Commercial Retail	0.60	\$387	\$0.23
Office	0.45	\$387	\$0.17
Institutional/Other	0.48	\$387	\$0.19

Note:

1. Hotel Fee is calculated by multiplying the EDUs x cost per EDU.

A.6 Proposed Fees

A summary of the proposed Child Care Fees is presented below in Table 20. The Fees recommended within this Fee Study reflect the maximum justifiable Fee level that may be imposed on new residential and non-residential development by the City under the statutory requirements of Government Code Section 66000 *et. seq.*

Table 20: Child Care Fee Summary

Land Use	Calculated Fees
Residential (Per Sq. Ft.)	\$0.29
Hotel (Per Room)	\$200.13
Commercial/Retail (Per Sq. Ft.)	\$0.23
Office (Per Sq. Ft.)	\$0.17
Institutional/Other (Per Sq. Ft.)	\$0.19

A.7 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above Fees be reviewed each year and include a provision for an annual adjustment based upon the California Construction Cost Index ("CCCI"). This construction cost index is based upon the Building Cost Index ("BCI") cost indices average as produced by Engineering News-Record ("ENR").

B Parks (Land) DIFs

B.1 Parks Land Fees (Nexus Requirement AB 1600)

The parks land fees will serve the residents of San Ramon by providing facilities for park land while enhancing the community’s appeal and quality of life. The Fee Study includes a component for the development of new park land to serve new residential development for the City through 2040. Covered in this fee category is park land. In maintaining the overall quality of life for residents, excellent park and recreation programs are important for the well-being of a city's community. Not only do parks make the community more attractive to residents (providing a stronger market base for local businesses), but they can also directly influence a city's ability to enhance its fiscal base by attracting commercial and industrial businesses. As noted in Section IV, the fee analysis for Parks will be limited to City Residents and will exclude other non-residential development.

Table 21 below illustrates how the Park land Fee will meet the requirements of AB 1600 with regard to use of the Fee, type of development funded or partially funded by the Fee revenue, reasonable relationship to the need for facilities, and proportionality requirements.

Table 21: Park Land Facilities

Description	Justification
Identify the purpose of the Fee.	Provide a revenue source that will provide funds to acquire land for parks and expand/enhance Land and trail facilities, that will mitigate the impact of new residential development on the City's park land.
Identify the use to which the Fee is to be put.	Acquisition and enhancement/expansion of land for parks, and the further development of existing park land.
Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is imposed.	New residential development in the City will generate additional residents, thereby increasing the need for park land. Park land used to provide these services will have to be expanded or acquired to meet this increased demand and maintain the same LOS to the City.
Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional residents from development will impact demand for parks land. New enhanced parks land is needed to mitigate the impact of the additional residents. If additional park land is not expanded or acquired, then the LOS will decline and the overall quality of life for residents in the City would suffer.
Demonstrate how there is a reasonable relationship between the amount of the Fee and the cost of the public facility.	The park land fee is based on the cost of providing park land to the City. The fee is based on the cost of providing new park land at the same levels as provided to existing residents.

B.2 Calculation Methodology

Park Land DIFs in this study is calculated utilizing the "Standards-Based" LOS methodology introduced in Section V. Per the City of San Ramon, the Parks standard objective is 4.91 acres per 1,000 residents. Currently the City has 396.4 total acres of usable Park Land as shown in the Park Land Summary presented below in Table 22. In an effort to maintain consistency with City's proposed park standard, the proposed Parks fee in this Study is calculated at 4.71 acres per 1,000 residents.

Table 22: San Ramon Park Land Inventory Summary ¹

Park Land Categories	Acres
Community	139.1
Facility/Specialized Rec Area	1.8
Neighborhood	116.2
Specialized Rec Area/Facility	7.8
Specialty Park	61.4
School Park	92.6
Total Acres	418.9

Note:

1. Source: City of San Ramon.

The methodology of this Fee Study involves calculating the park facilities demand generated by each residential unit. Non-residential development is not included in this calculation. Using the City’s stated residents per unit standard objective of 4.91 acres per 1,000 residents and employing the concept of an EDU, DTA links the demand for park facilities (per residential dwelling unit for each land use type) to the acreage of park land needed to be developed and improved to satisfy this level of demand. By adding the specified acreage of parks facilities based on the demand resulting from new development, the City can maintain the LOS requirements of its Future Park Standard.

To determine a fair and accurate land acquisition cost, DTA utilized the CoStar Real Estate Software Platform and created a comparable land inventory of 11 undeveloped properties ranging from 0.50 acres to 12.0 acres in and around the City. Each of the properties in the inventory were sold between 2019 and 2023 and an average of their sales price was determined. It was determined that recent sales prices were a more accurate measure of value than the current asking price. Based on this inventory, DTA used an average of \$2,365,619 per acre as an estimated cost of land acquisition.

Table 23: San Ramon Park Land Acquisition Summary

Park Land Categories	Total Costs
Land Acquisition	\$2,365,619
Total Costs	\$2,365,619

Once the costs were calculated, DTA then proceeded to allocate the costs according to the total demand generated by new residential development. Total Park facilities demand for residential land development is given by the EDUs multiplied by the projected number of dwelling units through 2040.

B.3 LOS

As stated in Section III, in September of 2021 the Governor of California signed AB 602, which provides new Statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus Study shall identify the existing LOS for each public facility, identify the proposed new LOS, and include an explanation of why the new LOS is necessary. The LOS used to calculate the Park Land Fee in this section is the LOS, defined as the relationship between the cost of park facilities (as described in this section) and the City’s existing EDUs as discussed in Section V.

The standards-based LOS ensures that City facilities are appropriately developed and sized so that future residents do not cause a reduced LOS by unduly burdening the infrastructure system, thus leading to decay and deterioration. This methodology provides several advantages, including not needing to know the size or cost of a specific facility. Another advantage of this methodology is that it does not involve

the planning of any future facilities. This methodology assigns 100% of the Fees to new development and allows the City to apply the Fee revenue to any Fee-eligible project.

As stated, the City currently has 418.9 acres of parks and in an effort to maintain consistency with the City objective, the proposed park fees are calculated at 4.91 acres per 1,000 residents, per City Ordinance..

B.4 Calculations and Assumptions

The park facilities demand (i.e., EDU) is based on the projected population growth resulting from new development. As shown in the table below, new development is anticipated to add 11,812 new dwelling units to the City. In addition, according to Department of Finance for the State of California, DTA assumes that the average residential per unit size in the City is 2.61 people. As indicated below in Table 24 below, multiplying the number of projected residential units by the average household size for each land use category yields a total anticipated population increase of 30 (i.e., total EDUs).

Table 24: Total Park Land Population Created by New Development ¹

Land Use Categories	Average Residents per Unit	Residential Units	Total Population (EDUs)
Residential	2.61	11,812	30,874
Total		11,812	30,874

Note:

1. Numbers may not sum due to rounding.

Per the City Ordinance, the park ratio of 4.91 acres per 1,000 residents, i.e., 0.00491 acres per resident, which the City intends to use as its park standard for future development ("Future Park Standard") is used to satisfy the demand created by new development. As stated in the Demographics section of this report and in the table above, the new development will serve an additional 30,874 residents. Therefore, as presented below in Table 25, the City requires a total of 151.6 additional acres to maintain the desired LOS.

Table 25: Total Acres to Meet Future Park Land Standard ¹

Land Use Categories	Total Population EBUs	Park Standard per Resident ²	Total Acres Required
	[a]	[b]	[c] = [a] x [b]
Residential	30,874	0.0049	151.6
Total			151.6

Notes:

1. Numbers may not sum due to rounding.
2. 4.91 acres/1,000 residents = 0.00491.

B.5 Park and Recreation Fee Calculation

After determining that the City requires a total of 151.6 acres of new park land to meet the desired Park Standard and satisfy the demand created by new development, DTA proceeded to calculate the amount of funding needed to pay for the required acreage and development of new facilities. **Table 26** below presents the total costs of new park land (i.e., acquisition costs which total \$356,080,924 in projected expenditures necessary to meet the desired Park Standard for new development.

Table 26: Financing Required to Meet Future Park Land Standards ¹

Facility Type	Number of Acres Required	Cost per Acre	Total Facilities Cost
Park Land Development Facilities	151.6	\$2,365,619	\$358,607,367
Less: Offsetting Revenues			\$2,526,443
Net Cost of Facilities			\$356,080,924

Note:

1. Numbers may not sum due to rounding.

B.6 Offsetting Revenue

When calculating DIFs, it is important to consider any offsetting revenue in the City Parkland facilities calculations total, as any existing account balance or other offsetting revenue funds must be subtracted from the facilities cost total. The City currently has \$2,526,443 in its Park Land account which must be subtracted from total Costs.

B.7 Park Land Fee Calculations

It's important to note that 100% of the park land costs will be allocated to new development as such facilities would satisfy the desired park standard and do not reflect any unmet needs or deficiencies pertaining to existing development. An advantage of this methodology as stated in Section V is that it does not involve the planning of any future facilities. This methodology assigns 100% of the fees to new development and allows the City to apply the fee revenue to any project necessary to satisfy future development. As shown below in **Table 27** below, the cost per EDU of \$30,146 is calculated by dividing the Total Allocated to New Development by Projected EBUs. This calculation is presented in detail in **Appendix A**.

Table 27: Park Land Cost per EDU

Cost Allocation	Cost per EDU Calculation
Allocation to New Development	100%
Total Allocated to New Development	\$356,080,924
Projected EDUs	11,812
Cost Per EDU	\$30,146

B.8 Proposed Fees

As discussed in Section III, per the directive of AB 602, for housing development projects, Nexus studies adopted after July 1, 2022, will no longer be on a per unit basis, but will be calculated based on the square footage of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

To determine the Park Land Fee per Sq. Ft., the cost allocated to new development \$356,080,924 was divided by the total anticipated residential square feet (12,720,023) and resulted in a maximum supportable fee under the statutory requirements of Government Code Section 66000 *et. seq.* for Park Land of \$22.63 per square foot. Details of this calculation are shown in the tables below.

Table 28: Park Land DIF Summary (Maximum Supportable Fees)

Land Use Type	EDUs per Unit	Projected Units	Calculation	Total EDUs
Residential	1.00	11,812		11,812
Total Residential		11,812	[a]	11,812
Total Cost per EDU			[b]	\$30,146
Total Fees			[c]=[a]x[b]	\$356,080,924
Total Residential Sq. Ft.			[d]	15,733,584
Total Cost per Residential Sq. Fr.			[e]=[c]/[d]	\$22.63

Table 29: Parks Land Costs Calculated Fee

Land Use	Calculated Fees
Residential (Per Sq. Ft.)	\$22.63

B.9 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA recommends that, after adoption, the fee should be reviewed each year and adjusted by the CCI. The recommended CCI is based upon the BCI average produced by ENR.

C Park and Recreation Facilities Development DIFs

C.1 Parks and Recreation Facilities Development Fees (Nexus Requirement AB 1600)

The Park and Recreation Facilities Development fee will serve the residents of San Ramon by providing facilities for recreation while enhancing the community's appeal and quality of life. The Fee Study includes a component for the development of new park development facilities to serve new residential development for the City through 2040. Covered in this fee category are park development improvements, as well as enhancements to parks and recreation facilities. Development and facilities include recreational equipment such as baseball fields, picnic equipment, playgrounds, athletic fields, and additional buildings, property and equipment. In maintaining the overall quality of life for residents, excellent park and recreation programs are important for the well-being of a city's community. Not only do parks make the community more attractive to residents (providing a stronger market base for local businesses), but they can also directly influence a city's ability to enhance its fiscal base by attracting commercial and industrial businesses. As noted in Section IV, the fee analysis for Park development will be limited to City Residents and will exclude other non-residential development.

Table 30 below illustrates how the Park and Recreation Development Fee will meet the requirements of AB 1600 with regard to use of the Fee, type of development funded or partially funded by the Fee revenue, reasonable relationship to the need for facilities, and proportionality requirements.

Table 30: Park and Recreation Facilities Development Facilities

Description	Justification
Identify the purpose of the Fee.	Provide a revenue source that will provide funds to acquire property and equipment for parks and expand/enhance Park development facilities that will mitigate the impact of new residential development on the City's development facilities.
Identify the use to which the Fee is to be put.	Acquisition and enhancement/expansion development for parks, and the further development of existing park development.
Demonstrate how there is a reasonable relationship between the Fee's use and the development project on which the Fee is imposed.	New residential development in the City will generate additional residents, thereby increasing the need for park development facilities. Park development facilities used to provide these services will have to be expanded or acquired to meet this increased demand and maintain the same LOS as the City.
Demonstrate how there is a reasonable relationship between the need for the public facilities and the development project on which the Fee is imposed.	The additional residents from new development will impact demand for parks development. New enhanced parks development is needed to mitigate the impact of the additional residents. If additional park development is not expanded or acquired, then the LOS will decline and the overall quality of life for residents in the City would suffer.
Demonstrate how there is a reasonable relationship between the amount of the Fee and the cost of the public facility.	The park development fee is based on the cost of providing park development to the City. The fee is based on the cost of providing new park development facilities at the same levels as provided to existing residents.

C.2 Calculation Methodology

Park and Recreation Development DIFs in this study is calculated utilizing the "Standards-Based" LOS methodology introduced in Section V. Per the City of San Ramon, the Parks standard objective is 4.91 acres per 1,000 residents. Currently the City has 396.4 total acres of usable Park Land as shown in the Park Land Categories Summary presented below in Table 31. In an effort to maintain consistency with City's proposed park standard, the proposed Parks Development fee in this Study is calculated at 4.91 acres per 1,000 residents.

Table 31: San Ramon Park and Recreation Facilities Development Inventory Summary ¹

Park Land Categories	Acres
Community	139.1
Facility/Specialized Rec Area	1.8
Neighborhood	116.2
Specialized Rec Area/Facility	7.8
Specialty Park	61.4
School Park	92.6
Total Acres	418.9

Note:

1. Source: City of Santa Maria.

The methodology of this Fee Study involves calculating the park facilities demand generated by each residential unit. Non-residential development is not included in this calculation. Using the City’s stated residents per unit standard objective of 4.91 acres per 1,000 residents and employing the concept of an EDU, DTA links the demand for park development facilities (per residential dwelling unit for each land use type) to the acreage of park land needed to be developed and improved to satisfy this level of demand. By adding the specified acreage of parks facilities based on the demand resulting from new development, the City can maintain the LOS requirements of its Future Park Standard.

To determine the fair and accurate cost of park and recreation development, DTA used the current value of buildings, property and equipment, and vehicles at the City’s existing parks. An inventory of the park’s buildings, property and equipment and vehicles was generated. The total based on this inventory was divided by the number of park acres. Using this information, DTA used an average of \$157,265 per acre as an estimated cost of park development. This is presented in Table 32 below and described in detail in Appendix B.

Table 32: San Ramon Park and Recreation Facilities Development Summary

Park Land Categories	Total Costs ¹
Park Development	\$148,818
Total Costs	\$148,818

Note:

1. Total development costs per acre is the total dollar value of buildings, property and equipment and vehicles divided by the number of park acres. Presented in detail in Appendix B.

Once the costs were calculated, DTA then proceeded to allocate the costs according to the total demand generated by new residential development. Total Park and Recreation development facilities demand for residential land development is given by the EDUs multiplied by the projected number of dwelling units through 2040.

C.3 LOS

As stated in Section III, in September of 2021 the Governor of California signed AB 602, which provides new Statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus Study shall identify the existing LOS for each public facility, identify the proposed new LOS, and include an explanation of why the new LOS is necessary. The LOS used to calculate the Parks Fee in this section is the existing LOS, defined as the relationship between the cost of park facilities (as described in this section) and the City’s existing EDUs as discussed in Section V.

The standards-based LOS ensures that City facilities are appropriately developed and sized so that future residents do not cause a reduced LOS by unduly burdening the infrastructure system, thus leading to decay and deterioration. This methodology provides several advantages, including not needing to know the size or cost of a specific facility. Another advantage of this methodology is that it does not involve the planning of any future facilities. This methodology assigns 100% of the Fees to new development and allows the City to apply the Fee revenue to any Fee-eligible project.

As stated, the City currently has 418.9 acres of parks and in an effort to maintain consistency with the City objective, the proposed park fees are calculated at 4.91 acres per 1,000 residents.

C.4 Calculations and Assumptions

The park facilities demand (i.e., EDU) is based on the projected population growth resulting from new development. As shown in the table below, new development is anticipated to add 11,812 new dwelling units to the City. In addition, according to Department of Finance for the State of California, DTA assumes that the average residential household size in the City is 2.61 people. As indicated below in **Table 33** below, multiplying the number of projected residential units by the average household size for each land use category yields a total anticipated population increase of 26,698 (i.e., total EDUs).

Table 33: Total Park and Recreation Facilities Development Facilities Created by New Development ¹

Land Use Categories	Average Residents per Unit	Residential Units	Total Population (EDUs)
Residential	2.61	11,812	30,874
Total		11,812	30,874

Note:

1. Numbers may not sum due to rounding.

The City's park ratio of 4.91 acres per 1,000 residents, i.e., 0.00491 acres per resident, which the City intends to use as its park standard for future development ("Future Park Standard") and is used to satisfy the demand created by new development. As stated in the Demographics section of this report and in the table above, the new development will serve an additional 30,874 residents. Therefore, as presented below in Table 34, the City requires a total of 151.6 additional acres to maintain the desired LOS.

Table 34: Total Acres to Meet Future Park and Recreation Facilities Development Standard ¹

Land Use Categories	Total Population EBUs	Park Standard per Resident ²	Total Acres Required
	[a]	[b]	[c] = [a] x [b]
Residential	30,874	0.0049	151.6
Total			151.6

Notes:

1. Numbers may not sum due to rounding.
2. 4.91 acres/1,000 residents = 0.00491.

C.5 Park and Recreation Facilities DIF Calculation

After determining that the City requires a total of 151.6 acres of new park and recreation facilities to meet the desired Park Standard and satisfy the demand created by new development, DTA proceeded to calculate the amount of funding needed to pay for the required acreage and development of new facilities. Table 35 below presents the total costs of new park land (i.e., acquisition costs which equal approximately \$21,821,773 in projected expenditures necessary to meet the desired Park Standard for new development.

Table 35: Financing Required to Meet Future Park and Recreation Facilities Development Standards ¹

Facility Type	Number of Acres Required	Cost per Acre ²	Total Facilities Cost
Parks and Recreation Facilities	151.6	\$148,818	\$22,559,451
		Less: Offsetting Revenues	\$737,678
		Net Cost of Facilities	\$21,821,773

Note:

1. Due to rounding, totals may not sum.

C.6 Offsetting Revenue

When calculating DIFs, it is important to consider any offsetting revenue in the City Administration facilities calculations total, as any existing account balance or other offsetting revenue funds must be subtracted from the facilities cost total. The City currently has \$737,678 in its Park Development account which must be subtracted from total Costs.

C.7 Park Development Fee Calculations

It's important to note that 100% of the park land costs will be allocated to new development as such facilities would satisfy the desired Park standard and do not reflect any unmet needs or deficiencies pertaining to existing development. An advantage of this methodology as stated in Section V is that it does not involve the planning of any future facilities. This methodology assigns 100% of the fees to new development and allows the City to apply the fee revenue to any project necessary to satisfy future development. As shown below in **Table 36** below, the cost per EDU of \$1,847 and is calculated by dividing the Total Allocated to New Development by Projected EBUs. This calculation is presented in detail in **Appendix A**.

Table 36: Park and Recreation Facilities Development Cost per EDU

Cost Allocation	Cost per EDU Calculation
Allocation to New Development	100%
Total Allocated to New Development	\$21,821,773
Projected EDUs	11,812
Cost Per EDU	\$1,847

C.8 Proposed Fees

As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per unit basis, but will be calculated based on the square footage of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

To determine the Park Land Fee per Sq. Ft., the cost allocated to new development \$21,821,773 was divided by the total anticipated residential square feet (15,770,880) and resulted in a maximum fee for Park and Recreation under the statutory requirements of Government Code Section 66000 *et. seq.* of \$1.39 per square foot. Details of this calculation are shown in the tables below.

Table 37: Parks and Recreation Facilities Development DIF Summary (Maximum Supportable Fees)

Land Use Type	EDUs per Unit	Projected Units	Calculation	Total EDUs
Residential	1.00	11,812		11,812
Total Residential		11,812	[a]	11,812
Total Cost per EDU			[b]	\$1,847
Total Fees			[c]=[a]x[b]	\$21,821,773
Total Residential Sq. Ft.			[d]	15,733,584
Total Cost per Residential Sq. Fr.			[e]=[c]/[d]	\$1.39

Table 38: Parks and Recreation Development Calculated Fee

Land Use	Calculated Fees ¹
Residential (Per Sq. Ft.)	\$1.39

Note:

1. This per square foot fee does not distinguish between subdivision and non-subdivision housing.

C.9 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA recommends that, after adoption, the fee should be reviewed each year and adjusted by the CCI. The recommended CCI is based upon the BCI average produced by ENR.

D Open Space DIFs

D.1 Open Space Fees (Nexus Requirement AB 1600)

The Open Space fee will serve the residents of San Ramon by providing Open Space land area for the residents of the City. Preserving open space is important for a variety of reasons and collecting impact fees allows a community to mitigate the effects of development on open space and invest in acquiring or improving existing open space. Open spaces provide essential natural habitats for certain species of wildlife and plants. Native wildlife and plants depend on undisturbed land for food, shelter, and protection, and by mitigating the loss of these lands through DIFs, local governments can protect critical wildlife habitat. Open Space fee revenue covers the cost of acquiring new open space and any cost associated with having to construct or install infrastructure for the use of open space. Additionally, funds can be used for acquiring real property or other rights of ways for the development of open space, designing and constructing improvements. As with the previous Park Land and Park Development fees, the fee analysis for Open Space will be limited to City Residents and will exclude other non-residential development.

Table 39 below illustrates how the Open Space Fee will meet the requirements of AB 1600 with regard to use of the Fee, type of development funded or partially funded by the Fee revenue, reasonable relationship to the need for facilities, and proportionality requirements.

Table 39: Open Space Facilities

Description	Justification
Identify the purpose of the Fee.	Provide a revenue source that will provide funds to acquire property and equipment open space land, that will mitigate the impact of new residential development on the City's development facilities.
Identify the use to which the Fee is to be put.	Acquisition and enhancement/expansion development for open space land, and the further development of existing open space land area.
Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is imposed.	New residential development in the City will generate additional residents, thereby increasing the need open space land areas. Open space land is used to provide these services and will have to be expanded or acquired to meet this increased demand and maintain the same LOS to the City.
Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional residents from open space land will impact the demand for parks development. New enhanced parks development is needed to mitigate the impact of the additional residents. If additional park development is not expanded or acquired, then the LOS will decline and the overall quality of life for residents in the City would suffer.
Demonstrate how there is a reasonable relationship between the amount of the Fee and the cost of the public facility.	The park development fee is based on the cost of providing park development to the City. The fee is based on the cost of providing new park development facilities at the same levels as provided to existing residents.

D.2 Calculation Methodology

Open Space DIFs in this study is calculated utilizing the "Standards-Based" LOS methodology introduced in Section V. Per the City of San Ramon, the Open Space standard objective is 0.05 acres per 1,000 residents. Currently the City has 4,285 total acres of usable Park Land as shown in the Park Land Summary presented below in **Table 40**. In an effort to maintain consistency with City's proposed Open Space standard, the proposed Open Space fee in this Study is calculated at 0.05 acres per 1,000 residents.

Table 40: San Ramon Open Space Inventory Summary ¹

Open Space	Total Acres
Current Preserved Acres	4,285
Total Acres	4,285

Note:

1. Source: City of San Ramon.

The methodology of this Fee Study involves calculating the open space demand generated by each residential unit. Non-residential development is not included in this calculation. Using the City’s stated residents per unit standard objective of 0.05 acres per 1,000 residents and employing the concept of an EDU, DTA links the demand for open space (per residential dwelling unit for each land use type) to the acreage of open space needed to satisfy this level of demand. By adding the specified acreage of open space based on the demand resulting from new development, the City can maintain the LOS requirements of its open space standard.

Using cost estimates provided by the City of City of San Ramon, DTA used an average of \$12,259 per acre as an estimated cost of open space.

Table 41: San Ramon Open Space Land Summary

Land Acquisition Costs	Total Cost per Acre
Current Preserved Acres	\$12,259
Total Costs	\$12,259

Once the costs were calculated, DTA then proceeded to allocate the costs according to the total demand generated by new residential development. Open Space demand for residential land development is given by the EDUs multiplied by the projected number of dwelling units through 2040.

D.3 LOS

As stated in Section III, in September of 2021 the Governor of California signed AB 602, which provides new Statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus Study shall identify the existing LOS for each public facility, identify the proposed new LOS, and include an explanation of why the new LOS is necessary. The LOS used to calculate the Parks Fee in this section is the existing LOS, defined as the relationship between the cost of park facilities (as described in this section) and the City’s existing EDUs as discussed in Section V.

The standards-based LOS ensures that City facilities are appropriately developed and sized so that future residents do not cause a reduced LOS by unduly burdening the infrastructure system, thus leading to decay and deterioration. This methodology provides several advantages, including not needing to know the size or cost of a specific facility. Another advantage of this methodology is that it does not involve the planning of any future facilities. This methodology assigns 100% of the Fees to new development and allows the City to apply the Fee revenue to any Fee-eligible project.

As stated, the City currently has 4,285 acres of open space and in an effort to maintain consistency with the City objective, the proposed open space fees are calculated at 0.05 acres per 1,000 residents.

D.4 Calculations and Assumptions

The Open Space facilities demand (i.e., EDU) is based on the projected population growth resulting from new development. As shown in the table below, new development is anticipated to add 11,812 new dwelling units to the City. In addition, per the Department of Finance for the State of California and the City’s General Plan, DTA assumes that the average residential household size in the City is 2.61 people. As indicated below in Table 42 below, multiplying the number of projected residential units by the average household size for each land use category yields a total anticipated population increase of 30,874 (i.e., total EDUs).

Table 42: Total Open Space Created by New Development ¹

Land Use Categories	Average Residents per Unit	Projected Residential Units	Total Population (EDUs)
Residential	2.61	11,812	30,874
Total		11,812	30,874

Note:

1. Numbers may not sum due to rounding.

The City’s desired Open Space ratio of 0.05 acres per resident, which the City intends to use as its open space standard for future development (“Open Space Standard”) and is used to satisfy the demand created by new development. As stated in the Demographics section of this report and in the table above, the new development will serve an additional 30,874 residents. Therefore, as presented below in Table 43, the City requires a total of 1,544 additional acres to maintain the desired LOS.

Table 43: Total Acres to Meet Future Open Space Standard ¹

Land Use Categories	Total Population EBU's	Park Standard per Resident ²	Total Acres Required
	[a]	[b]	[c] = [a] x [b]
Residential	30,874	0.050000	1,544
Total			1,544

Note:

1. Numbers may not sum due to rounding.

D.5 Open Space Fee Calculation

After determining that the City requires a total of 1,544 acres of new open space to meet the desired open space standard and satisfy the demand created by new development, DTA proceeded to calculate the amount of funding needed to pay for the additional required acreage. Table 44 below presents the total costs of open space land (i.e., acquisition costs which equal approximately \$18,610,680 in projected expenditures necessary to meet the desired open space standard for new development.

Table 44: Financing Required to Meet Future Open Space Standards ¹

Facility Type	Number of Acres Required	Cost per Acre ²	Facilities Cost
Open Space Facilities	1,544	\$12,259	\$18,924,218
Less: Offsetting Revenues			\$313,538
Net Cost of Facilities			\$18,610,680

Note:

- Numbers may not sum due to rounding.

D.6 Offsetting Revenue

When calculating DIFs, it is important to consider any offsetting revenue in the City Administration facilities calculations total, as any existing account balance or other offsetting revenue funds must be subtracted from the facilities cost total. The City currently has \$313,538 in its Open Spaces account which must be subtracted from total Costs.

D.7 Open Space Fee Calculations

It's important to note that 100% of the open space costs will be allocated to new development as such facilities would satisfy the desired Open Space standard and do not reflect any unmet needs or deficiencies pertaining to existing development. An advantage of this methodology as stated in Section V is that it does not involve the planning of any future facilities. This methodology assigns 100% of the fees to new development and allows the City to apply the fee revenue to any project necessary to satisfy future development. As shown below in Table 45 below, the cost per EDU of \$1,576 is calculated by dividing the Total Allocated to New Development by Projected EBUs. This calculation is presented in detail in Appendix A.

Table 45: Open Space Cost per EDU

Cost Allocation	Cost per EDU Calculation
Allocation to New Development	100%
Total Allocated to New Development	\$18,610,680
Projected EDUs	11,812
Cost Per EDU	\$1,576

D.8 Proposed Fees

As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per unit basis, but will be calculated based on the square footage of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

To determine the Open Space Fee per Sq. Ft., the cost allocated to new development of \$16,610,680 was divided by the total anticipated residential square feet (15,733,584) and resulted in a maximum fee under the statutory requirements of Government Code Section 66000 et. seq. for Open Space of \$1.18 per square foot. Details of this calculation are shown in the tables below.

Table 46: Open Space DIF Summary (Maximum Supportable Fees)

Land Use Type	EDUs per Unit	Projected Units	Calculation	Total EDUs
Residential	1.00	11,812		11,812
Total Residential		11,812	a	11,812
Total Cost per EDU			[b]	\$1,576
Total Fees			[c]=[a]x[b]	\$18,610,680
Total Residential Sq. Ft.			[d]	15,733,584
Total Cost per Residential Sq. Fr.			[e]=[c]/[d]	\$1.18

Table 47: Open Space Calculated Fees

Land Use	Calculated Fees
Residential (Per Sq. Ft.)	\$1.18

D.9 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA recommends that, after adoption, the fee should be reviewed each year and adjusted by the CCI. The recommended CCI is based upon the BCI average produced by ENR.

E Art DIF

E.1 Art Fees (Nexus Requirement AB 1600)

The Art Fee is imposed on new development projects to fund public art efforts. The fee is designed to generate funds for public art and projects within the City. It is imposed on landowners developing property for residential or non-residential uses and is based on the principle of a "rational nexus," meaning there's a connection between the new development and the need for art facilities. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction, and expansion of existing City facilities to accommodate new growth. The fees collected from new development will be used exclusively for Art Department purposes. All new development within the City contributes to the direct and cumulative impact of development on Art facilities and creates the need for new facilities to accommodate growth.

The Art element includes the facilities necessary to provide basic Art and services and facilities services throughout the City. Generally accepted eligible works of art include sculptures, murals or portable paintings, photography, earthworks, fiber-works, waterworks, neon, glass, mosaics, furnishings or fixtures, including but not limited to gates, railings, streetlights or seating, if created by artists as unique elements, and artistic or aesthetic elements of the overall architecture or landscape design if created by a professional artist or a design team that includes a professional visual artist.

Table 48 below illustrates how the Art Fee will meet the requirements of AB 1600 with regard to use of the Fee, type of development funded or partially funded by the Fee revenue, reasonable relationship to the need for facilities, and proportionality requirements.

Table 48: Art Element

Description	Justification
Identify the purpose of the Fee.	Provide a revenue source that will provide funds to acquire art and beautiful projects that will mitigate the impact of new residential development to the City’s development facilities.
Identify the use to which the Fee is to be put.	Acquisition and enhancement/expansion and development of eligible Art projects.
Demonstrate how there is a reasonable relationship between the Fee’s use and the type of development project on which the Fee is imposed.	New residential development in the City will generate additional residents, thereby increasing the need for art projects. Art issued to provide these services will have to be expanded or acquired to meet this increased demand and maintain the same LOS to the City.
Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional residents will impact demand for art projects in the City. New enhanced and expanded arts development is needed to mitigate the impact of the additional residents. If additional arts development is not expanded or acquired, then the LOS will decline and the overall quality of life for residents in the City would suffer.
Demonstrate how there is a reasonable relationship between the amount of the Fee and the cost of the public facility.	The art fee is based on the cost of art development to the City. The fee is based on the cost of providing new art facilities (provided by the City) at the same levels as provided to existing residents.

The following table presents the proposed Art projects to be funded as a whole or in part with the fees collected for Art Department facilities. The costs of facilities are based on estimates provided by the City and are presented in detail in Appendix B.

Table 49: Art Facilities List and Costs

Art Facilities Projects List	Facility Costs
Eagle at Memorial Park	\$90,000
Monument Sign at Dougherty Station Community Art Center	\$40,000
Murals @ Dougherty Station Community Art Center	\$20,000
Public Art in front of City Hall	\$100,000
Public Art in front of San Ramon Community Center	\$100,000
Dougherty Valley performing Arts center	\$75,000
Alcosta Senior & Community Center	\$75,000
Amador Rancho Community Center	\$75,000
San Ramon Olympic Pool	\$75,000
Dogherty Valley Aquatic Center	\$75,000
Rancho Phase 2	\$75,000
Sunrise Ridge	\$75,000
Crow Canyon Gardens	\$100,000
Forest Home Farm	\$100,000
Arlington Park	\$60,000
Bellingham Square	\$60,000
Boone Acres	\$60,000
Centennial Park	\$60,000
Coyote Crossing	\$60,000
Creekside Park	\$60,000
East Branch Park	\$60,000
Hidden Valley Park	\$60,000
Inverness Park	\$60,000
Mill Creek Hollow	\$60,000
Old Ranch Park	\$60,000
Piccadilly Square	\$60,000
Ramona Park	\$60,000
Red Willow Park	\$60,000
Richard Fahey Village Green	\$60,000
Valley View Park	\$60,000
Subtotal	\$2,035,000
Offsetting Revenue	\$0
Total	\$2,035,000

E.2 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the Art Facilities calculation total, as any existing account balance or other offsetting funds must be subtracted from the facilities cost total. As this is a new DIF to the City, there are no current offsetting revenues.

E.3 Calculation Methodology

The facilities costs for the Art fee category were provided by the City's Capital Improvements Plan and the City and are calculated for residential and non-residential development. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which is defined as the persons per household.

According to the City, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable LOS. Therefore, the costs of facilities have been allocated to new development and existing development based on their expected usage at build-out.

Consequently, given the information provided by the City and using the Plan-based fee approach, DTA has determined that 75.08 % of the costs will be allocated to existing development and 24.92 % of the costs will be allocated to new development.

Table 50: Art Facilities Cost Allocation Summary

Development Type	EDUs	Percentage Allocated	Facility Cost Allocation
Existing Development	39,353	75.08%	\$1,527,952
New Development	13,059	24.92%	\$507,048
Total	52,412	100.00%	\$2,035,000

As illustrated in **Table 50** above and in **Appendix A** at the end of this report, the total number of EDUs calculated for both residential and non-residential development equals 52,412 (Total EDUs), with 39,353 (Existing EDUs) assigned to existing development and 13,059 (New EDUs) assigned to new development. In order to calculate the cost allocation percentage of new development shown in the table above, the number of EDUs assigned to new development is divided by the overall total number of EDUs and is illustrated with the following equation:

New EDUs/Total EDUs = 24.92%. As shown in the table above, 24.92% of the \$2,035,000 in total facilities costs \$507,048. So, \$507,048 in total Art costs would be covered by impact fees on new development.

Table 51 presented below summarizes the cost per EDU, which is generated by dividing the cost to new development of \$507,048 by the number of projected EDUs that will be generated by new development. When accounting for the projected 13,059 EDUs in the City, the cost per EDU totals \$39.00 as shown in the table below. The cost per EDU of \$39.00 was then applied to the various land uses to determine the proposed DIFs.

Table 51: Cost per EDU

Number of Projected EDUs	Cost to New Development	Cost per EDU
13,059	\$507,048	\$39.00

E.4 Art Facilities Fee Calculation

Once the total future facilities cost has been determined, the maximum calculated supportable fee for each land use category can be generated. This is done by dividing the total future facility costs by the projected Art Facilities EDUs to generate a per EDU rate, which equals \$39.00 per EDU as shown in Table 51 above. As discussed in Section V, residential fees and non-residential fees are both presented on a per square foot basis, while hotels fees are per room.

The Residential Fee per Sq. Ft. was determined by first multiplying the cost per EDU of \$39.00 by the total number of residential EDUs (11,812), resulting in the total amount funded from residential property of \$458,624. This result was then divided by the total anticipated residential square footage over the build-out period of 15,733,584 to generate the Residential Fee per square foot of \$0.03. Details of this calculation are shown in the table below and presented in detail in Appendix A.

Table 52: Art Facilities Costs Financed by Fees Summary per Residential Land Use Category ¹

Land Type	EDUs per Unit	Number of Projected Units	Conversion Formula	Total EDUs
Residential	1.00	11,812		11,812
Total Residential		11,812	a	11,812
Total cost per EDU			b	\$39
Total Costs Financed by Fees			c = a * b	\$458,624
Total Residential Sq. Ft.			d	15,733,584
Total cost per Residential Sq. Ft.			e = c/d	\$0.03

Note:

1. Numbers may not sum due to rounding.

Similarly, the non-residential Fee per sq. ft. was determined by multiplying the cost per EDU of \$39 by the total number of non-residential EDUs applicable with each land use type. The table below summarizes the non-residential Fee amounts per Room and per square foot.

Table 53: Art Facilities Costs Financed by Fees Summary per Non-Residential Land Use Category ¹

Land Type	EDUs per Room/1,000 Non-Res. Sq. Ft.	Cost per EDU	Fee per Room/1,000 Non-Res Sq. Ft.
	a	x	b = ax/1,000
Hotel	0.52	\$39	20.05
Commercial Retail	0.60	\$39	0.02
Office	0.45	\$39	0.02
Institutional/Other	0.48	\$39	0.02

Note:

1. Hotel Fee is calculated by multiplying the EDUs x cost per EDU.

E.5 Proposed Fees

A summary of the proposed Art fees is presented in Tables 54 and 55 below. The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential and non-residential development that may be imposed by the City under the state law (S.C. Code of Law 6-1-910, et. seq.)

Table 54: Art DIF Costs Financed by Fees

Land Type	Sq. Ft./1,000 Sq. Ft.	Units/Sq. Ft.	Costs Financed by Fees
Residential	\$0.03	11,812	\$458,624
Hotels	\$20.05	186	\$3,730
Commercial/Retail	\$23.46	732,576	\$17,188
Office	\$17.32	1,493,014	\$25,865
Institutional/Other	\$18.57	88,409	\$1,642
Total			\$507,084

Table 55: Art DIF Summary (Maximum Supportable Fees)

Land Use	Fees
Residential (per Sq. Ft.)	\$0.03
Hotel (per room)	\$20.05
Commercial/Retail (per Sq. Ft.)	\$0.02
Office (per Sq. Ft.)	\$0.02
Institutional/Other (per Sq. Ft.)	\$0.03

E.6 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new residential development. As the DIFs proposed in this Fee Study are based on Future Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA recommends that, after adoption, the fee should be reviewed each year and adjusted by the CCI. The recommended construction cost index is based on the BCI average produced by ENR.

VII SUMMARY OF FEES

The total proposed fee amounts to finance new development’s share of the costs of new facilities are summarized below.

Table 56: DIF Summary (Maximum Allowable Fees)

Land Use	Child Care	Parks (Land)	Parks (Development)	Open Spaces	Art
Residential (Per Sq. Ft.)	\$0.29	\$22.63	\$1.39	\$1.18	\$0.03
Hotel (Per Room)	\$200.13				\$20.05
Commercial/Retail (Per Sf. Ft.)	\$0.23				\$0.02
Office (Per Sq. Ft)	\$0.17				\$0.02
Institutional/Other (Per Sq Ft.)	\$0.19				\$0.03

Notes:

1. Residential fees are presented on square footage of floor space to comply with AB 602; they include single-family, multi-family, and mobile homes.
2. Hotel Fees include hotels, motels, spas, and resorts, and are presented on a per-room basis.
3. Non-Residential fees are per square foot.

VIII IMPLEMENTATION OF FEE SCHEDULE

At the time the City imposes an impact fee, Government Code 66020 requires a written statement of the amount of the fee and a written notice of a 90-day period during which the imposition of the fee can be protested. Prior to the enactment of Section 66020, a developer could not challenge the validity of fees imposed on a residential development without refusing to pay them. Under these circumstances, developers were required to pay disputed fees before they could be challenged. Section 66020 was drafted to correct that problem.

The various subparts of Section 66020 allow for a procedure that permits a developer to pay the fees under protest, obtain the relevant building permit, and then proceed with the project while pursuing an action to challenge the fees. If the action is successful, the fees will be refunded with interest. However, failure to protest imposition of the fee during the allowed period may deprive the fee payer of the right to any subsequent legal challenges. Any challenges to be filed must be submitted within 90 days of enactment. The subsequent sections provide specific guidelines in implementing DIFs.

A The Collection of DIFs

According to Government Code Section 66007, any local agency that imposes any fees or charges on a residential development for the construction of public improvements or facilities shall not require the payment of those fees or charges, notwithstanding any other provision of law, until the date of the final inspection, or the date the Certificate of Occupancy is issued, whichever occurs first.

However, utility service fees may be collected at the time an application for utility service is received. If the residential development contains more than one dwelling, the local agency may determine whether the fees or charges shall be paid on a pro rata basis for each dwelling when (i) it receives its final inspection or Certificate of Occupancy, (ii) on a pro rata basis when a certain percentage of the dwellings have received their final inspection or Certificate of Occupancy, or (iii) on a lump sum basis when the first dwelling in the development receives its final inspection or Certificate of Occupancy, whichever of the three occur first.

An exception allows DIFs to be collected at an earlier time if they are used to reimburse the agency for expenditures previously made or for public improvements or facilities for which money has already been appropriated. If any fee or charge specified is not fully paid prior to the issuance of a building permit for construction, the local agency issuing the building permit may require the property owner, or lessee if the lessee's interest appears of record, as a condition of issuance of the building permit, to execute a contract to pay the fee or charge, or applicable portion.

Statutory restrictions in place for residential development at the time at which fees may be collected do not apply to non-residential development. In cases where the fees are not collected upon the issuance of building permits, Sections 6607(c)(1) and (2) provide that the

City may require the property owner of a non-residential development to execute a contract to pay the fee and subsequently record that contract as a lien against the property owner.

In addition, pursuant to Government Code Section 65852.2(f), ADUs are exempt from incurring impact fees from local agencies, special districts, and water corporations if such a unit is less than 750 square feet. If an ADU is 750 square feet or larger, impact fees shall be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling unit. Furthermore, the water capital improvement fee, water supply fee, and sewer capital improvement fee shall not be applicable to any ADU created within the existing space of a single-family residence or accessory structure, including, but not limited to, a studio, pool house, or other similar structure. Please note that for the purposes of this Fee Study, future ADUs are included in the build-out projections, but some of these units may not be required to pay an impact fee. As a result, the City may not collect the full amount of costs as shown in the Needs Lists included herein.

B The Assignment and Expenditure of Fee Revenue

According to Section 66006, if a local agency requires the payment of a fee specified in connection with the approval of a development project, the local agency receiving the fee shall deposit it with the other fees for the improvement to be funded 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 local agency, except for temporary investments, and expend those fees solely for the purpose for which the fee was collected.

Any interest income earned in the capital facilities account or fund shall also be deposited in that account or fund and shall be expended only for the purpose for which the fee was originally collected. Common practice is to maintain separate funds or accounts for impact fee revenues by facility category (i.e., streets, park improvements, but not for individual projects). DTA recommends the continuation of that approach.

Common practice is to maintain separate funds or accounts for impact fee revenues by facility category (i.e., streets, park improvements, but not for individual projects). DTA recommends continuing that approach.

DIF revenue should not be spent on any infrastructure, property or equipment needed to mitigate an existing deficiency.

C Exemptions, Reductions, and Waivers

If a project has characteristics that indicate its impact 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 should be reduced accordingly. The City may decide to voluntarily waive or reduce the fees that would otherwise apply to a project to promote goals such as affordable housing or economic development. However, the implementation of this policy may not result in increased costs for other development projects and is allowed only if such costs are offset by other revenue sources.

D Developer Improvement Credits

If the City maintains a policy that requires a developer, as a condition of project approval, to construct facilities for which impact fees have been or will be charged, the impact fee imposed on that development project for that type of facility must be adjusted to reflect a credit for such dedication or construction. Furthermore, the impact fee imposed on that development project for that type of facility must be adjusted to reflect a credit for the cost of the facilities or improvements constructed by the developer. If circumstances allow a developer to dedicate land, buildings, or other valuable considerations in lieu of paying fees, the City maintains the discretion to accept or reject such offers and may negotiate the terms under which an offer would be accepted.

E Existing Development Credit

If a project involves replacement, redevelopment, or intensification of previously existing development, impact fees should be applied only to the portion of the project that represents a net increase in demand for relevant facilities, applying the measure of demand used in this study to calculate that particular fee. Since residential service demand is typically estimated based on demand per dwelling unit, an addition to a single-family dwelling unit would not normally be subject to an impact fee if it does not increase the number of dwelling units in the structure. In any project that results in a net increase in the number of dwelling units, the added units would normally be subjected to impact fees. A similar analysis can be applied to non-residential development using a measure of demand on which impact fees are based.

F Annual Reporting and Accounting of Fees

AB 1600 requires that both general law and charter cities account for every fee that they collect under its terms. Funds collected for each capital facility or service shall be deposited in separate accounts and not commingled with any other funds for other impact fees. While funds are accrued for individual capital facilities, the City must keep track of each fund and provide an annual report. Section 66006 requires that for each separate account or fund established, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

1. A brief description of the type of fee in the account or fund;
2. The amount of the fee;
3. The beginning and ending balance of the account or fund;
4. The amount of the fees collected, and the interest earned;
5. An identification of each public improvement on which fees were expended and the amount of the expenditure on each improvement, including the total percentage of the cost of the public improvement that was funded with fees;
6. An identification of an approximate date by which the construction of the public

improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in Paragraph (2) of Subdivision (a) of Section 66001, and the public improvement remains incomplete;

7. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan; and
8. The amount of refunds made pursuant to Subdivision (e) of Section 66001 and any allocations pursuant to Subdivision (f) of Section 66001.

The City must review the information made available at the next regularly scheduled public meeting no less than 15 days after this information is made available to the public. Notice of the time and place of the meeting, including the address where this information may be reviewed, shall be mailed at least 15 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice of the meeting.

G Refunding Policy

Under the Mitigation Fee Act, Govt. Code §66000 et seq., each DIF must be deposited in a separate capital facilities account and may be expended only for the purposes for which it was collected. For all unexpended fees, the agency must make findings every 5 years that:

1. Identify the purpose to which the fee will be put;
2. Demonstrate a reasonable relationship between the unexpended balance and the purpose for which the fee was charged;
3. Ascertain the sources and funding for any as-yet-incomplete public improvements; and
4. Designate the approximate date the agency expects the funding for uncompleted improvements to be deposited in the account [§66001(d)(1)]. The Act provides that "if the findings are not made as required by [the Act], the local agency shall refund the money in the account" to the current owners of the properties for which the fees were paid [§66001(d)(2)].

Failure to make the findings specified in the Mitigation Fee Act requires a refund of all unexpended DIFs. When sufficient funds have been collected to complete financing of the public improvements contained in the CIP, the public agency shall identify "an approximate date by which the construction of the public improvement will be commenced" within 180 days of collecting of the required funds (Gov. Code §66001(e)). Failure to comply with this requirement also mandates the return of the collected funds, as stated above.

In addition, pursuant to Government Code Section 65852.2(f), ADUs are exempt from incurring impact fees from local agencies, special districts, and water corporations if such a

unit is less than 750 square feet. If an ADU is 750 square feet or larger, impact fees shall be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling unit. Furthermore, as mentioned earlier, the water capital improvement fee, water supply fee, and sewer fee shall not be applicable to any accessory dwelling unit created within the existing space of a single-family residence or accessory structure, including, but not limited to, a studio, pool house, or other similar structure.

This report does not address, nor has DTA been asked to determine, whether any current or proposed DIFs are valid under the U.S. Constitution's Fifth Amendment Takings Clause. In *Sheetz v. County of El Dorado* (2024) ___U.S.___, the U.S. Supreme Court held that its decisions in *Nollan v. California Coastal Comm'n* (1987) 483 U.S. 825 and *Dolan v. City of Tigard* (1994) 512 U.S. 374 apply to legislatively imposed conditions on land-use permits. However, the Supreme Court left it to the California appellate court on remand to address the validity of the traffic impact fee at issue in the case and determine how to apply *Nollan/Dolan* in this context. DTA cannot predict how courts will resolve such issues in the future and is providing no services or guarantees of any kind concerning the validity of any impact fees under the U.S. Constitution's Fifth Amendment Takings Clause.

H Annual Update of the Capital Improvement Plan ("CIP")

It is common for jurisdictions to prepare a CIP in conjunction with a fee program. In fact, AB 1600 encourages the use of a CIP to assist in scheduling and implementing services and improvements funded through impact fees (Gov. Code §66002). A good CIP establishes a schedule of improvements necessary to accommodate the projected growth. The CIP must indicate the approximate size, location, time of availability, and estimated costs of all improvements to be financed through fees [Gov. Code §66002(a)]. In order to create a usable CIP, a municipality must have an accurate understanding of its current service baseline and its projected growth. This requires an understanding of when, where, and how growth may occur within the area. The more information collected about future growth, the more comprehensive and accurate the CIP will be. A CIP can also help a municipality determine when new public improvements or the expansion of existing public improvements are needed in relation to the timing of new development.

If the public agency adopts a CIP, it must be updated annually [Gov. Code §66002(b)]. 10 days' published notice is provided pursuant to Government Code §65090 and is also provided to any city or county that may be significantly affected by the CIP. If a CIP is adopted and is used as a basis for identifying the use of impact fees, the CIP must be adopted and updated annually by a resolution of the governing body at a public hearing. In the absence of a CIP, an alternative is to identify improvements in other public documents, such as General Plans, land studies, and other documents.

I Administration Costs of Fee Implementation

The cost of implementing the DIFs is not included in the fees themselves and must be determined by the City. To recover the periodic costs of updating the fees studies, implementing the program, ongoing staff costs, managing the updates, and preparing 5-year updates, an administration fee may be added to the Fees calculated in this Fee Study. DTA recommends that these fee expenses be handled administratively and pass the costs on to user fees charged to applicants for processing fee applications. The calculation of the administrative cost for each fee in this study is presented in each respective fee section and in the Executive Summary.

J Indexing of DIFs

The DIFs presented in this report are based on current facility costs provided by the City and should be adjusted annually to account for inflation. The purpose of the adjustment is to account for future escalation in costs for land, equipment, vehicles, and construction. DTA recommends that after adoption, the fee should be reviewed each year and adjusted by a reliable index such as the ENR BCI generally used as the primary basis for indexing construction costs. Ordinarily, land costs make up a significant portion of the costs covered by the fees and do not lend themselves to traditional cost indexes. As such, land costs should be adjusted to changes in local land prices.

K Updating the Fee Study

As stated in Section III, AB 602 was signed into law in September of 2021 by the Governor of California, and it provides new Statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these requirements is that Nexus Studies shall be updated at least every 8 years as of January 1, 2023. However, 5 years is a good time period for Fee updates, particularly because the required 5-Year findings (see above) can be approved at that same time. In some instances, fees may remain valid for a longer period of time if the City's land use and facility plans do not change. A dynamic, growing municipality facing significant changes in land use would do itself a disservice if it maintained the current fee structure for too long without a fee study to update the current rates.

L Administering a Fee Program

Creating and administering an impact fee program can be a labor-intensive process that requires considerable preparation and training should not be undertaken more often than necessary. A well-planned fee program can generate sufficient funds to allow the City to mitigate impacts created by future development adequately.

The Fees generated in this report are tied to specific facility improvements and cost estimates provided by the City. The fees must be expended accordingly and must be able to withstand any challenges, demonstrating that the funds have been properly directed in accordance with the proper AB 1600 guidelines.

APPENDIX A

City of San Ramon
DRAFT Development Impact Fee Justification Study



FEE DERIVATION WORKSHEETS

**APPENDIX A-1
SAN RAMON, CALIFORNIA
EQUIVALENT DWELLING UNIT ("EDU") ASSUMPTIONS - CHILD CARE
- ART**

Existing DU Calculation							
Service Factor (Residents and Employees)							
	[a]	[b]	[c] = [a] + 50% x [b]	[d] = [c] / [f], or [d] = [c] / ([f] / 1,000)	[e] = [d] / 3.52	[f]	[g] = [e] x [f]
Land Use Type	Hotel Guests Number of Residents [1]	Number of Employees [2]	Number of Persons Served [3]	Persons Served per Unit/ per Room/ per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF	Total Number of EDUs
Residential	83,391	0	83,391	2.61	1.00	31,904	31,904
Hotel	688	1,721	1,548	1.35	0.52	1,147	592
Commercial / Retail	0	11,479	5,740	1.58	0.60	3,633,936	2,196
Office	0	23,000	11,500	1.17	0.45	9,860,722	4,400
Industrial	0	0	0	0.00	0.00	0	0
Institutional / Other	0	1,362	681	1.25	0.48	544,779	261
Total	84,079	37,562	102,860	NA	NA	NA	39,353

Projected New DU Calculation							
Service Factor (Future Residents and Employees)							
				Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF [4]	Total Number of EDUs
Land Use Type	Hotel Guests Number of Residents	Number of Employees	Number of Persons Served				
Residential	30,874	0	30,874	2.61	1.00	11,812	11,812
Hotel	112	279	251	1.35	0.52	186	96
Commercial / Retail	0	2,241	1,157	1.58	0.60	732,576	443
Office	0	3,482	1,741	1.17	0.45	1,493,014	666
Industrial	0	0	0	0.00	0.00	0	0
Institutional / Other	0	221	111	1.25	0.48	88,409	42
Total	30,986	6,223	34,134	NA	NA	NA	13,059

Buildout DU Calculation							
Service Factor (Future Residents and Employees)							
				Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF	Total Number of EDUs
Land Use Type	Hotel Guests Number of Residents	Number of Employees	Number of Persons Served				
Residential	114,265	0	114,265	2.61	1.00	43,716	43,716
Hotel	800	2,000	1,800	1.35	0.52	1,333	688
Commercial / Retail	0	13,720	6,897	1.58	0.60	4,366,512	2,639
Office	0	26,482	13,241	1.17	0.45	11,353,735	5,066
Industrial	0	0	0	0.00	0.00	0	0
Institutional / Other	0	1,583	792	1.25	0.48	633,188	303
Total	115,065	43,785	136,994	NA	NA	NA	52,412

[1] Source: California Department of Finance, E-5 City/County Population and Housing Estimates (1/1/25).
San Ramon 2040 General Plan

Hotel guests based on a 60% occupancy rate for the existing hotel rooms in the City.

[2] Source: Nielsen Companies, EmploymentProfiles | Employment by NAICS Codes (2025).

[3] Persons served equals residents, plus 50% of employees.

[4] Residential and non-residential projections based on San Ramon 2040 General Plan

APPENDIX A-1
SAN RAMON, CALIFORNIA
EQUIVALENT DWELLING UNIT ("EDU") ASSUMPTIONS - PARK LAND
- PARK and RECREATION

Existing DU Calculation						
Service Factor (Residents and Employees)						
	[a]	[b] = [a]	[c] = [b] / [e]	[d] = [c] / 3.50	[e]	[f] = [d] x [e]
Land Use Type	Number of Residents [1]	Number of Persons Served [2]	Persons Served per Unit/ per Room/ per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF	Total Number of EDUs
Residential	83,391	83,391	2.61	1.00	31,904	31,904
Total	83,391	83,391	NA	NA	NA	31,904

Projected New DU Calculation						
Service Factor (Future Residents and Employees)						
Land Use Type	Number of Residents	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF [3]	Total Number of EDUs
Residential	30,874	30,874	2.61	1.00	11,812	11,812
Total	30,874	30,874	NA	NA	NA	11,812

Buildout DU Calculation						
Service Factor (Future Residents and Employees)						
Land Use Type	Number of Residents	Number of Persons Served	Residents per Unit/ Persons Served per Room/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per Room/ per 1,000 Non-Res. SF	Number of Units/ Number of Rooms/ Non-Res. SF	Total Number of EDUs
Residential	114,265	114,265	2.61	1.00	43,716	43,716
Total	114,265	114,265	NA	NA	NA	43,716

[1] Source: California Department of Finance, E-5 City/County Population and Housing Estimates (1/1/25).
 San Ramon 2040 General Plan

Hotel guests based on a 60% occupancy rate for the existing hotel rooms in the City.
 [2] Source: Nielsen Companies, EmploymentProfiles | Employment by NAICS Codes (2025).
 [3] Residential projections based on San Ramon 2040 General Plan

**APPENDIX A-1
SAN RAMON, CALIFORNIA
CHILD CARE FEE CALCULATION**

I. Inventory of Existing City Administration Facilities		
Facility	Facility Units	Quantity
Buildings	Square Feet	23,322
Land	Acres	-
Vehicles	Vehicle	-
Equipment	Integrated Unit	1

II. Existing Facility Standard				
Facility Type [3]	Facility Units	Quantity	Existing EDUs	Facility Units per 1,000 EDUs
Buildings	Square Feet	23,322	39,353	593
Land	Acres	0.0	39,353	0.000
Vehicles	Vehicle	0	39,353	0.000
Equipment	Integrated Unit	1	39,353	0.025

III. Future Facility Standard				
Facility Type	Facility Units	Facility Units per 1,000 EDUs	Future EDUs	Facilities Units Funded by New Development
Buildings	Square Feet	593	13,059	7,739
Land	Acres	0.000	13,059	-
Vehicles	Vehicle	0.000	13,059	-
Equipment	Integrated Unit	0.025	13,059	0.332

VI. City Administration Summary Cost Data					
Facility Type	Facility Units	Facility Units Funded by Future Development	Cost Per Unit	Total Facility Cost for Future Development	Cost per EDU
Buildings	Square Feet	7,739	\$700	\$5,417,602	\$414.85
Land	Acres	-	\$0	\$0	\$0.00
Vehicles	Vehicle	-	\$0	\$0	\$0.00
Equipment	Integrated Unit	0.332	\$41,545	\$13,787	\$1.06
Offsetting Revenue				\$571,308	\$28.43
Total		NA	NA	\$5,060,081	\$387

V. City Administration Residential Fee Calculation			
Land Use Type	EDUs per Unit	No. of Projected Units	Total EDUs
Residential	1.00	11,812	11,812
Total Residential EDUs		[a]	11,812
Total cost per EDU		[b]	\$387
Total Fees		[c] = [a] x [b]	\$4,576,830
Total Residential Sq. Ft.		[d]	15,733,584
Total Fee per Residential Sq. Ft.		[e] = [c] / [d]	\$0.29

VI. City Administration Non-Residential Fee Calculation				
Land Type	EDU's per Room / 1,000 Non-Res. Sq. Ft.	Fee per Room / 1,000 Non-Res. Sq. Ft.	Rooms / Non-Res. Sq. Ft.	Costs Financed by Fees
	[a]	[b] = [a] x 387	[c]	[d] = ([c] / 1,000) x [b]
Hotel	0.52	\$200	186	\$37,224
Commercial Retail	0.60	\$234	732,576	\$171,523
Office	0.45	\$173	1,493,014	\$258,122
Institutional / Other	0.48	\$185	88,409	\$16,383
Total	NA	NA	NA	\$483,251

VII. City Administration Fee Calculation Summary			
Land Type	Res. Fee per Sq. Ft. / per Room / per 1,000 Non-Res. Sq. Ft.	Projected Res. Sq. Ft. / Rooms / Non-Res. Sq. Ft.	Costs Financed by Fees
Residential	\$0.29	15,733,584	\$4,576,830
Hotel	\$200	186	\$37,224
Commercial Retail	\$234	732,576	\$171,523
Office	\$173	1,493,014	\$258,122
Institutional / Other	\$185	88,409	\$16,383
Total	NA	NA	\$5,060,081

VII Land Use	Fees
Residential (Per Sq. Ft.)	\$0.29
Hotel (Per Room)	\$200
Commercial Retail (Per Sq. Ft.)	\$0.23
Office (Per Sq. Ft.)	\$0.17
Institutional / Other (Per Sq. Ft.)	\$0.19

**APPENDIX A-1
SAN RAMON, CALIFORNIA
PARKS LAND FEE**

I. Inventory of Existing Park Facilities		
Facility	Facility Units	Quantity
Parks	Acres	418.86

II. Existing Facility Standard		[a]	[b]	[c] = [a] / ([b] / 1,000)
Facility Type	Facility Units	Quantity	Existing EDUs	Facility Units per 1,000 EDUs
Parks	Acres	418.86	31,904	13.129

III. Targeted Standard		[a]	[b]	[c] = [a] x [b]
Facility Type	Acres per 1,000 Residents	Residents per EDU	Facility Units per 1,000 EDUs	
Parks	4.91	2.61	12.834	

IV. Future Facility Standard		[a]	[b]	[c] = [a] x [b]
Facility Type	Facility Units	Facility Units per 1,000 EDUs *	Future EDUs	Facilities Units Funded by New Development
Parks	Acres	12.834	11,812	151,591

* Utilizing Targeted Standard per City's General Plan.

V. Summary Cost Data		[a]	[b]	[c] = [a] x [b]	[d] = [c] / 11812
Facility Type	Facility Units	Facility Units Funded by Future Development	Cost Per Unit	Total Facility Cost for Future Development	Cost per EDU
Parks	Acres	151.591	\$2,365,619	\$358,607,367	\$30,360
Offsetting Revenue				\$2,526,443	\$214
Total				\$356,080,924	\$30,146

VI. Residential Fee Calculation			
Land Type	EDUs per Unit	No. of Projected Units	TOTAL EDUs
Residential	1.00	11,812	11,812
		Total Residential	[a] 11,812
		Total cost per EDU	[b] \$30,146
		Total Fees	[c] = [a] x [b] \$356,080,924
		Total Residential Sq. Ft.	[d] 15,733,584
		Total Fee per Residential Sq. Ft.	[e] = [c] / [d] \$22.63

VII. Fee Calculation Summary			
Land Type	Res. Fee per Sq. Ft./ per Room / per 1,000 Non-Res Sq. Ft.	Projected Res. Sq. Ft./ Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
Residential	\$22.63	15,733,584	\$356,080,924
Total	NA	NA	\$356,080,924

VIII Land Use	Fees
Residential (per Sq. Ft)	\$22.63

**APPENDIX A-1
SAN RAMON, CALIFORNIA
PARKS DEVELOPMENT**

I. Inventory of Existing Park Facilities		
Facility	Facility Units	Quantity
Parks	Acres	418.86

II. Existing Facility Standard		[a]	[b]	[c] = [a] / ([b] / 1,000)
Facility Type	Facility Units	Quantity	Existing EDUs	Facility Units per 1,000 EDUs
Parks	Acres	418.86	31,904	13.129

III. Targeted Standard		[a]	[b]	[c] = [a] x [b]
Facility Type	Acres per 1,000 Residents	Residents per EDU	Facility Units per 1,000 EDUs	
Parks	4.91	2.61	12.834	

IV. Future Facility Standard		[a]	[b]	[c] = [a] x [b]
Facility Type	Facility Units	Facility Units per 1,000 EDUs *	Future EDUs	Facilities Units Funded by New Development
Parks	Acres	12.834	11,812	151,591

* Utilizing Targeted Standard per City's General Plan.

V. Summary Cost Data		[a]	[b]	[c] = [a] x [b]	[d] = [c] / 11812
Facility Type	Facility Units	Facility Units Funded by Future Development	Cost Per Unit	Total Facility Cost for Future Development	Cost per EDU
Parks	Acres	151.591	\$148,818	\$22,559,451	\$1,910
Offsetting Revenue				\$737,678	\$62
Total				\$21,821,773	\$1,847

VI. Residential Fee Calculation			
Land Type	EDUs per Unit	No. of Projected Units	TOTAL EDUs
Residential	1.00	11,812	11,812
		Total Residential	11,812
		Total cost per EDU	\$1,847
		Total Fees	\$21,821,773
		Total Residential Sq. Ft.	15,733,584
		Total Fee per Residential Sq. Ft.	\$1.39

VII. Fee Calculation Summary			
Land Type	Res. Fee per Sq. Ft. / per Room / per 1,000 Non-Res Sq. Ft.	Projected Res. Sq. Ft. / Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
Residential	\$1.39	15,733,584	\$21,821,773
Total	NA	NA	\$21,821,773

Land Use	Fees
Residential (per Sq. Ft.)	\$1.39

APPENDIX A-1
 SAN RAMON, CALIFORNIA
 OPEN SPACE

Table 1

Service Population	Residents	Service Population
Existing (2024)	83,391	83,391
New Development (2025 - 2040)	30,874	30,874
Total 2025	114,265	114,265

Table 2

Average Household Size Assumption	
All Residential	2.61

Table 3

Assumptions	
Current Preserved open Space (acres)	4,285
Current Population	83,391
Open Space Acres per Resident	0.05
Land Cost (per acre)	\$12,259

Table 4

Open Space Acreage to Serve New Residents	
New Residents (2025 - 2040)	30,874
Current Open Space acres per Resident	0.05
Additional Open Space to serve new Residents	1543.70
Land Acquisition Cost per Acre	\$12,259
Total Open Space Investment Required New Residents	\$18,924,218
Cost per new Resident	\$613

Table 5

Category	Acres	Cost Per Acre		Facility Costs
	[a]	[b]		c = [a] x [b]
Open Space	1544	\$12,259		\$18,924,218
		Offsetting Revenues	[d]	\$313,538
		Total	[e] = [c] - [d]	\$18,610,680
		No. of Projected Square Feet	[f]	15,733,584
		Cost Per Square Feet	[g] = [e] / [f]	\$1.18

Table 6

Land Use	Fees
Residential (per Sq. Ft.)	\$1.18

APPENDIX A
 SAN RAMON, CALIFORNIA
 ART FEE CALCULATION

I. Existing EDU Calculation

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	83,391	2.61	1.00	31,904	31,904
Hotels	1,548	1.35	0.52	1,147	592
Commercial Retail	5,740	1.58	0.60	3,633,936	2,196
Office	11,500	1.17	0.45	9,860,722	4,400
Institutional / Other	681	1.25	0.48	544,779	261
Total	102,860				39,353

II. Projected EDU Calculation

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	30,874	2.61	1.00	11,812	11,812
Hotels	251	1.35	0.52	186	96
Commercial Retail	1,157	1.58	0.60	732,576	443
Office	1,741	1.17	0.45	1,493,014	666
Institutional / Other	111	1.25	0.48	88,409	42
Total	34,134				13,059

III. Art Facilities Facilities Costs

Facility	Facility Cost
Art Facilities	\$ 2,035,000
Offsetting Revenues	\$ -
Total Facilities Cost	\$ 2,035,000

IV. Allocation of New Development to New and Existing Facilities

Development	EDU's	Percentage of Cost Allocated	Percentage of Cost Allocated
Existing Development	39,353	75.08%	\$ 1,527,952
New Development	13,059	24.92%	\$ 507,048
	52,412	100.00%	\$ 2,035,000

V. Allocation of New Development

Facility	Number of Projected EDUs	Cost to New Development	Cost per EDU
Municipal Facilities	13,059	\$ 507,048	\$ 39

VI. Developer Fee per Unit Will not show in Appendix

Land Use Type	EDU's per Unit	Fee Per Unit	Units/ Sq. Ft.	Costs Financed by DIF
Residential	1.00	\$39	11,812	\$458,624
Hotels	0.52	\$20	186	\$3,730
Commercial Retail	0.60	\$23	732,576	\$17,188
Office	0.45	\$17	1,493,014	\$25,865
Institutional / Other	0.48	\$19	88,409	\$1,642
Total				\$507,048

VI. Calculated Fee

Land Use Type	Sq. Ft/ 1,000 Sq. Ft.	Units/ Sq. Ft.	Costs Financed by DIF
Residential	\$0.03	11,812	\$458,624
Hotels	\$20.05	186	\$3,730
Commercial Retail	\$23.46	732,576	\$17,188
Office	\$17.32	1,493,014	\$25,865
Institutional / Other	\$18.57	88,409	\$1,642
Total			\$507,048

VI. Calculated Fee per Sq. Ft.

Land Use	Fees
Residential (per Sq. Ft.)	\$0.03
Hotel (per room)	\$20.05
Commercial Retail (per Sq. Ft.)	\$0.02
Office (Per Sq. Ft.)	\$0.02
Institutional / Other (per Sq. Ft.)	\$0.02

APPENDIX B

City of Ramon

DRAFT Development Impact Fee Justification Study



INVENTORY AND FACILITIES NEEDS LIST

**APPENDIX B-1
SAN RAMON, CALIFORNIA
CHILD CARE FEE**

Buildings	Address	(Sq. Ft.)	Unit Cost / Sq. Ft.	Value
Pine Valley Teen Center (school district land)	3000 Pine Valley Rd.	500	\$700	\$350,000
Iron Horse Teen Center (SD Land)	12601 Alcosta Blvd.	413	\$700	\$289,100
Dougherty Station Community Arts Center		805	\$700	\$563,500
San Ramon Community Center	12501 Alcosta Blvd.	540	\$700	\$378,000
Elementary School Child Care (11 schools) [1]		21,064	\$700	\$14,744,950
23,322				\$16,325,550

Land	Address	(Acres)	Cost / Acre	Value
0.00				

Childcare Equipment & Property

Total Cost

24 cu. Ft Refrigerator/Freezer (1), Microwave (1), Electric Grill (1)	\$1,200.00	Iron Horse Teen Center
50" TV (1), Blu Ray Player (1) and JBL Bluetooth speakers (2), TV mount (1)	\$650.00	Iron Horse Teen Center
Mobile Folding Versatile Storage container - Clam 3 Shelf (1)	\$750.00	Iron Horse Teen Center
High Back Bean Bag Chairs Jumbo Size (8) (\$100/ea)	\$800.00	Iron Horse Teen Center
Mitylite 6ft Foldable Banquet Tables (6) (\$200/ea)	\$1,200.00	Iron Horse Teen Center
MB Furniture 3 Seater Black Sofa (1)	\$1,400.00	Iron Horse Teen Center
MityLite Black Swift Set Chairs (23) (\$75/ea)	\$1,725.00	Iron Horse Teen Center
Area Rug 5x7 (2) and Floor Mats 3x6 (1)	\$250.00	Iron Horse Teen Center
Portable Metal Storage Cabinets 48" (3) (\$650/ea)	\$1,950.00	Iron Horse Teen Center
Laptops (4) and accessories - USB cables	\$1,200.00	Iron Horse Teen Center
Printer	\$250.00	Iron Horse Teen Center
Art Supplies - paint, glue, markers, pipe cleaners, clay, iron, etc...	\$400.00	Iron Horse Teen Center
Office Supplies - Extension Cords, whiteboard, pens, scissors pencils, stapler, paper, etc...	\$300.00	Iron Horse Teen Center
Sports supplies - dodgeball, tennis racquets, kickball, basketball, volleyball, etc...	\$400.00	Iron Horse Teen Center
Books - Classroom textbooks and reading books	\$250.00	Iron Horse Teen Center
Games and accessories- Cards, board games, Wii system and games, etc...	\$600.00	Iron Horse Teen Center
Cleaning Supplies - i.e. hand sanitizer, cleaning wipes, swiffer, commercial vacuum(1) and garbage cans	\$900.00	Iron Horse Teen Center
Plastic Storage Bins (8)	\$160.00	Iron Horse Teen Center
First Aid supplies- Band Aid and ice packs and Fire Extinguisher (1)	\$75.00	Iron Horse Teen Center
Portable Walkie Talkies (4)	\$200.00	Iron Horse Teen Center
TV stand with 2 shelf	\$75.00	Iron Horse Teen Center
Indoor/Outdoor 27" pillow (set of 4)	\$350.00	Iron Horse Teen Center
Wall Mounted Dry Erase Board 36"x 60"	\$160.00	Iron Horse Teen Center
Apple Ipad and accessories... Case, screen protector	\$500.00	Iron Horse Teen Center
Samsung Cellphone and accessories: Case	\$400.00	Iron Horse Teen Center
24 cu ft Refrigerator/Freezer (1), Microwave (1), Electric Grill (1)	\$1,200.00	Pine Valley Teen Center
50" TV (1), Blu Ray Player (1) and Bluetooth Speakers(1)	\$600.00	Pine Valley Teen Center
Mobile Folding Versatile Storage container- Clam 3 Shelf (2) (\$750/ea)	\$1,500.00	Pine Valley Teen Center
High Back Bean Bag Chairs Jumbo Size (3) (\$100/ea)	\$300.00	Pine Valley Teen Center
Mitylite 6ft Foldable Banquet Tables (6) (\$200/ea)	\$1,200.00	Pine Valley Teen Center
MB Furniture Black Love Seat (1)	\$1,000.00	Pine Valley Teen Center
MB Furniture 3 Seater Black Sofa (1)	\$1,400.00	Pine Valley Teen Center
MityLite Black Swift Set Chairs (20) (\$75/ea)	\$1,500.00	Pine Valley Teen Center
Office Supplies - Extension Cords, portable whiteboard, pens, pencils, paper, etc...	\$350.00	Pine Valley Teen Center
Projector and Cloth Screen	\$350.00	Pine Valley Teen Center
4 Shelf wood garage cabinets 65" (2) (\$200/ea)	\$400.00	Pine Valley Teen Center
Wooden 5 shelf bookcase (2) (\$75/ea)	\$150.00	Pine Valley Teen Center
Walkie Talkies (4)	\$200.00	Pine Valley Teen Center
Games and accessories- Cards, board games, Wii system and games, etc...	\$500.00	Pine Valley Teen Center
TV stand with 2 shelf	\$100.00	Pine Valley Teen Center

**APPENDIX B-1
SAN RAMON, CALIFORNIA
PARKS**

Parks and Buildings	Address	Type	(Acres)	PCS Recommended		Value
				Acres*	(Cost / Acre)	
Athan Downs	Montevideo Drive & Davon Community		20.00	20.00	\$2,365,619	\$47,312,382
Sunrise Ridge Park	7500 Faria Preserve Park Community		12.00	12.70	\$2,365,619	\$30,043,362
Central Park / San Ramon Community Center	12501 Alcosta Blvd Community / Facility		40.80	45.00	\$2,365,619	\$106,452,859
Rancho San Ramon Community Park / Amador Rancho	1998 Rancho Park Loop R Community / Facility		22.89	22.89	\$2,365,619	\$54,149,021
Memorial & Dog Park	Bollinger Canyon Road / Community / Speciality Park		16.30	16.00	\$2,365,619	\$37,849,905
City Walk Lakes			22.50	22.50	\$2,365,619	\$53,226,429
Dougherty Station Community Arts Center/Front Row T	17011 Bollinger Canyon R Facility / Specialized Rec Area			1.78	\$2,365,619	\$4,210,802
Amarante Park	Rowan Drive / Gatekeeper Neighborhood		2.32	2.32	\$2,365,619	\$5,488,236
Arlington Park	3735 Knights Bridge Way Neighborhood		4.10	4.10	\$2,365,619	\$9,699,038
Bellingham Square Park	1281 Bellingham Square Neighborhood		4.00	4.06	\$2,365,619	\$9,604,413
Boone Acres	Davona Drive at Pine Valley Neighborhood		6.00	5.47	\$2,365,619	\$12,939,936
Centennial Park	Westside Drive Neighborhood		5.25	5.25	\$2,365,619	\$12,419,500
Compass Point Park	545 Balmoral Court Neighborhood		1.40	1.40	\$2,365,619	\$3,311,867
Country Faire Park	Montevideo Drive & Alcosta Neighborhood		0.18	0.25	\$2,365,619	\$591,405
Coyote Crossing	3495 Rosincrest Dr. Neighborhood		11.73	11.73	\$2,365,619	\$27,748,712
Creekside Park	1343 S. Wedgewood Road Neighborhood		5.97	5.97	\$2,365,619	\$14,122,746
East Branch Park	2704 Pipers Brook Ct. Neighborhood		5.07	5.07	\$2,365,619	\$11,993,689
Fire Truck Park	2070 Arlington Way Neighborhood		1.10	1.15	\$2,365,619	\$2,720,462
Hidden Crest Park	Asterbell Dr. Neighborhood		2.34	2.07	\$2,365,619	\$4,896,832
Hidden Valley Park	10907 Albion Rd. Neighborhood		4.00	4.54	\$2,365,619	\$10,739,911
Hummingbird Playground	Goldenbay Ave/Bayberry Neighborhood		0.40	0.50	\$2,365,619	\$1,182,810
Inverness Park	Broadmoor Dr./Ascot Dr. Neighborhood		5.83	5.83	\$2,365,619	\$13,791,559
Limerick Park	2833 Bethany Rd. Neighborhood		2.76	2.76	\$2,365,619	\$6,529,109
Mill Creek Hollow	2100 Deerwood Dr. Neighborhood		4.00	3.52	\$2,365,619	\$8,326,979
Monarch Park	8502 N. Monarch Rd. Neighborhood		6.34	6.34	\$2,365,619	\$14,998,025
Mosaic Park	Cypress Rd. Neighborhood		1.61	1.61	\$2,365,619	\$3,808,647
Old Ranch Park	1000 Vista Monte Dr. Neighborhood		6.73	6.73	\$2,365,619	\$15,920,616
Piccadilly Square	2503 Piccadilly Circle Neighborhood		4.14	4.14	\$2,365,619	\$9,793,663
Ramona Park	6330 Murdock Way Neighborhood		4.08	4.08	\$2,365,619	\$9,651,726
Red Willow Park	190 Red Willow Rd. Neighborhood		4.94	4.94	\$2,365,619	\$11,686,158
Richard Fahey Village Green Park	9540 Village Pkwy. Neighborhood		4.35	4.35	\$2,365,619	\$10,290,443
Sherwood Park	5389 Sherwood Way Neighborhood		1.49	1.49	\$2,365,619	\$3,524,772
Six Pillars Park	12219 Windemere Pkwy. Neighborhood		2.74	2.74	\$2,365,619	\$6,481,796
Souyen Park	1548 Watermill Rd. Neighborhood		2.40	2.40	\$2,365,619	\$5,677,486
Valley View Park	Monarch Rd./Star Jasmine Neighborhood		10.01	10.01	\$2,365,619	\$23,679,847
Windy Hills Park	Ustilago Dr. Neighborhood		1.36	1.36	\$2,365,619	\$3,217,242
Alcosta Senior & Community Center Park & Gardens	9300 Alcosta Blvd Specialized Rec Area / Facility		6.25	7.83	\$2,365,619	\$18,522,797
Bark & Ride Park	Stoneleaf Road at Bollinger Specialty Park		6.88	6.68	\$2,365,619	\$15,802,335
Crow Canyon Gardens	1.5 Park Place Specialty Park		7.46	9.66	\$2,365,619	\$22,851,880
Del Mar Dog Park	Del Mar Dr./ Pine Valley Rd Specialty Park		1.21	1.21	\$2,365,619	\$2,862,399
Forest Home Farms Historic Park	19953 San Ramon Valley I Specialty Park			14.50	\$2,365,619	\$34,301,477
San Ramon Sports Park	5261 Sherwood Way Specialty Park		14.80	14.80	\$2,365,619	\$35,011,162
Summit View Trail Park	Old Ranch Rd. Specialty Park		13.49	13.49	\$2,365,619	\$31,912,201
Tassajara Ridge Staging Area	Windemere Pkwy. Specialty Park		1.03	1.03	\$2,365,619	\$2,436,588
			Sub-total Acres	302.25		
				326.25		

Joint Use Facilities (Available for Use after School Hours/ **Can be used during school hours)

**California High School Tennis Courts & Track	9900 Broadmoor Drive	School Park / Specialized Rec A	5.00	7.00	\$2,365,619	\$16,559,334
Bollinger Canyon Elementary School Park	2300 Talavera Drive	School Park	4.50	3.36	\$2,365,619	\$7,948,480
Bella Vista Elementary School Park	1050 Trumpet Vine Lane	School Park	7.40	2.61	\$2,365,619	\$6,174,266
Country Club School Park	7534 Blue Fox Way	School Park	7.11	7.11	\$2,365,619	\$16,819,552
Coyote Creek School Park	8700 N. Gale Ridge Dr.	School Park	5.25	5.25	\$2,365,619	\$12,419,500
**Dougherty Valley High School Tennis Courts	10550 Albion Rd.	School Park / Specialized Rec A	2.95	1.32	\$2,365,619	\$3,122,617
Gale Ranch Middle School Park	6400 Main Branch Rd.	School Park	15.00	6.52	\$2,365,619	\$15,423,836
Golden View Elementary School Park	5025 Canyon Crest Dr.	School Park	4.00	4.96	\$2,365,619	\$11,733,471
Hidden Hills Elementary School Park	12995 Harcourt Way	School Park	2.96	2.96	\$2,365,619	\$7,002,232
Iron Horse Middle School Park/Community Gym	12601 Alcosta Blvd	School Park / Specialized Rec A	10.00	0.85	\$2,365,619	\$2,010,776
Live Oak Elementary School Park	551 Sherwood Way	School Park	1.50	1.50	\$2,365,619	\$3,548,429
Montevideo Elementary School Park	13000 Broadmoor Dr.	School Park	3.68	3.68	\$2,365,619	\$8,705,478
Neil Armstrong Elementary School Park	2849 Calais Dr.	School Park	4.17	4.17	\$2,365,619	\$9,864,632
Pine Valley Middle School Park/Community Gym	3000 Pine Valley Rd.	School Park / Specialized Rec A	9.35	9.35	\$2,365,619	\$22,118,538
Quail Run Elementary School Park	400 Goldenbay Ave.	School Park	6.49	6.49	\$2,365,619	\$15,352,868
Twin Creeks Elementary School Park	2785 Marsh Dr.	School Park	3.66	3.66	\$2,365,619	\$8,658,166
Walt Disney Elementary School Park	3250 Pine Valley Rd.	School Park	4.72	4.72	\$2,365,619	\$11,165,722
Windemere Ranch School Park	11611 East Branch Pkwy.	School Park	9.00	9.00	\$2,365,619	\$21,290,572
**San Ramon Olympic Pool & Aquatic Center	9900 Broadmoor Drive	School Park / Specialized Rec Area		6.00	\$2,365,619	\$14,193,715
**Dougherty Valley Aquatic Center	10550 Albion Rd.	School Park / Specialized Rec Area		2.10	\$2,365,619	\$4,967,800

Sub-total Acres 106.74 92.61 \$990,863,210

Total Park Acres 418.86

Vehicles

Make	Model	Year	Replacement Cost
GMC	SIERRA 1500	2011	\$67,531
CHEVROLET	COLORADO	2021	\$43,744
CHEVROLET	SILVERADO 2500HD	2023	\$102,504
FORD	F450	2007	\$78,487
FORD	F250	2017	\$78,286
GMC	2500	2021	\$93,478
FORD	F550	2017	\$154,847
FORD	F650	2016	\$175,864

GMC	SIERRA 2500HD	2018	\$83,054	
GMC	SIERRA 2500HD	2018	\$80,635	
GMC	SIERRA 2500HD	2018	\$80,635	
CHEVROLET	2500	2020	\$90,755	
GMC	1500	2022	\$96,881	
CHEVROLET	2500	2020	\$90,755	
CHEVROLET	2500	2020	\$88,112	
GMC	C4500	2008	\$97,620	
CHEVROLET	COLORADO	2021	\$57,721	
CHEVROLET	COLORADO	2021	\$59,453	
CHEVROLET	1500	2022	\$101,504	
FORD	F450	2000	\$120,000	
GMC	C4500	2009	\$106,927	
GMC	SIERRA 1500	2011	\$51,984	
CHEVROLET	1500	2022	\$102,024	
GMC	SIERRA 2500HD	2013	\$67,531	
GMC	SIERRA 2500HD	2013	\$67,531	
CHEVROLET	SILVERADO 2500HD	2014	\$73,792	
CHEVROLET	SILVERADO 2500HD	2014	\$69,556	
CHEVROLET	SILVERADO 2500HD	2014	\$71,643	
CHEVROLET	SILVERADO 2500HD	2014	\$69,556	
FORD	F150 XL	2014	\$41,250	
FORD	F150 XL	2014	\$71,643	
FORD	F150 XL	2014	\$69,556	
FORD	F150 XL	2014	\$69,556	
FORD	F150 XL	2014	\$71,643	
FORD	F250 XL	2015	\$71,643	
FORD	F250 XL	2015	\$71,643	
FORD	TRANSIT 150	2017	\$55,289	
FORD	F350	2013	\$143,286	
FORD	F450	2013	\$162,298	
39			Total	\$3,350,217

Propert and Equipment

Parks	Units	Cost per Unit	Total costs
Alcosta Senior & Community Center Park & Gardens			
Picnic Tables	12	\$4,000	\$48,000
BBQ	3	\$700	\$2,100
Bocce Ball	3	\$75,000	\$225,000
Restrooms	3	\$150,000	\$450,000
Horseshoe pits			\$0
Gazebo	1	\$25,000	\$25,000
Community Gardens	1		\$0
Shuffle Puck			\$0
Gazebo / Shade / Structure	1	\$25,000	\$25,000
Parking	39	\$10,000	\$390,000
Amarante Park			
Benches	4	\$750	\$3,000
Parking (Assume 50 spaces)	11	\$10,000	\$110,000
Arlington Park			
Picnic Tables	15	\$4,000	\$60,000
BBQ	2	\$700	\$1,400
Baseball / Soft Ball Fields	1	\$150,000	\$150,000
Soccer Fields	1	\$150,000	\$150,000
Restrooms	1	\$150,000	\$150,000
Play Ground	1	\$75,000	\$75,000
Parking (Assumes 5 spaces per acre)	21	\$10,000	\$210,000
Athan Downs			
Picnic Tables	21	\$4,000	\$84,000
BBQ	3	\$700	\$2,100
Soccer Fields	4	\$150,000	\$600,000
Lighted Tennis Courts	4	\$150,000	\$600,000
Sand Volleyball Court	1	\$100,000	\$100,000
Restrooms	1	\$150,000	\$150,000
Basket Ball Court (Half)	1	\$90,000	\$90,000
Parking	100	\$10,000	\$1,000,000
Bark and Ride			
Small Dog Enclosure	1	\$350,000	\$350,000
Large Dog Enclosre	1	\$500,000	\$500,000
Water Stations	1	\$150,000	\$150,000
Parking	33	\$10,000	\$330,000
Bella Vista Elementary School			
Basket Ball Court (Half)	1	\$90,000	\$90,000
Baseball / Soft Ball Fields	1	\$150,000	\$150,000
Soccer Fields	1	\$150,000	\$150,000
Restrooms	2	\$150,000	\$300,000
Play Ground	1	\$75,000	\$75,000
Parking (Assume 50 spaces)	13	\$10,000	\$130,000
			\$0
Bellingham Square Park			
Picnic Tables	6	\$4,000	\$24,000

BBQ	1	\$700	\$700
Sand Volleyball Court	1	\$100,000	\$100,000
Restroom	1	\$150,000	\$150,000
Playground	1	\$75,000	\$75,000
Gazebo / Shade / Structure	1	\$25,000	\$25,000
Parking (Assume 50 spaces)	20	\$10,000	\$200,000
Bollinger Canyon Elementary School			
Baseball / Soft Ball Fields	2	\$150,000	\$300,000
Soccer Fields	2	\$150,000	\$300,000
Playground	1	\$75,000	\$75,000
Parking (Assume 50 spaces)	17	\$10,000	\$170,000
Boone Acres			
Picnic Tables	5	\$4,000	\$20,000
BBQ	5	\$700	\$3,500
Sand Volleyball Court	1	\$100,000	\$100,000
Restroom	1	\$150,000	\$150,000
Parking (Assume 50 spaces)	27	\$10,000	\$270,000
California High School Tennis Courts & Track			
Lighted Tennis Courts	3	\$150,000	\$450,000
Tennis Courts	3	\$100,000	\$300,000
Parking (Assume 50 spaces)	35	\$10,000	\$350,000
Centennial Park			
Picnic Tables	9	\$4,000	\$36,000
BBQ	5	\$700	\$3,500
Restrooms	1	\$150,000	\$150,000
Playground	1		\$0
Parking (Assume 50 spaces)	26	\$10,000	\$260,000
			\$0
Central Park			
Picnic Tables	21	\$4,000	\$84,000
BBQ	7	\$700	\$4,900
Baseball / Soft Ball Fields	5	\$150,000	\$750,000
Soccer Fields	5	\$150,000	\$750,000
Lighted Tennis Courts	2	\$150,000	\$300,000
Pickleball Courts	4	\$100,000	\$400,000
Sand Volleyball Court	2	\$75,000	\$150,000
Basket Ball Court (Half)	1	\$90,000	\$90,000
Parking (Assume 50 spaces)	225	\$10,000	\$2,250,000
Compass Point Park			
Picnic Tables	3	\$4,000	\$12,000
BBQ	1	\$700	\$700
Playground	1	\$75,000	\$75,000
Parking (Assume 50 spaces)	7	\$10,000	\$70,000
Country Club School Park			
Picnic Tables	5	\$4,000	\$20,000
Baseball / Soft Ball Fields	5	\$150,000	\$750,000
Soccer Fields	1	\$150,000	\$150,000
Volleyball Courts (Hard Surface)	2	\$100,000	\$200,000
Playground	1	\$75,000	\$75,000
Parking (Assume 50 spaces)	36	\$10,000	\$360,000
Country Faire Park			
Playground	1	\$75,000	\$75,000
Parking (Assume 50 spaces)	10	\$10,000	\$100,000
Coyote Creek School Park			
Picnic Tables	5	\$4,000	\$20,000
Baseball / Soft Ball Fields	1	\$150,000	\$150,000
Soccer Fields	1	\$150,000	\$150,000
Volleyball Courts (Hard Surface)	2	\$100,000	\$200,000
Playground	1	\$75,000	\$75,000
Parking (Assume 50 spaces)	26	\$10,000	\$260,000
Coyote Crossing			
Picnic Tables	6	\$4,000	\$24,000
BBQ	2	\$700	\$1,400
Baseball / Soft Ball Fields	1	\$150,000	\$150,000
Soccer Fields	1	\$150,000	\$150,000
Tennis Courts	1	\$100,000	\$100,000
Basket Ball Court	1	\$180,000	\$180,000
Restrooms	1	\$150,000	\$150,000
Playground	1	\$75,000	\$75,000
Parking	58	\$10,000	\$580,000
Creekside Park			
Picnic Tables	12	\$4,000	\$48,000
BBQ	4	\$700	\$2,800
Soccer Fields	1	\$150,000	\$150,000
Restrooms	1	\$150,000	\$150,000
Playground	1	\$75,000	\$75,000
Parking	29	\$10,000	\$290,000

Crow Canyon Gardens				
Picnic Tables	14	\$4,000	\$56,000	
Portable Restrooms	5	\$7,500	\$37,500	
Parking	48	\$10,000	\$480,000	
Del Mar Dog Park				
Picnic Tables	1	\$4,000	\$4,000	
Gazebo / Shade / Structure	1	\$25,000	\$25,000	
Parking	6	\$10,000	\$60,000	
Doughtery Valley High School Tennis Courts				
Tennis Courts (Lighted)	8	\$150,000	\$1,200,000	
Parking	6	\$10,000	\$60,000	
East Branch Park				
Picnic Tables	7	\$4,000	\$28,000	
BBQ	1	\$700	\$700	
Baseball / Soft Ball Fields	1	\$150,000	\$150,000	
Soccer Fields	1	\$150,000	\$150,000	
Basket Ball Court (Half)	1	\$90,000	\$90,000	
Restrooms	1	\$150,000	\$150,000	
Playground	1	\$75,000	\$75,000	
Gazebo / Shade / Structure	2	\$25,000	\$50,000	
Parking	25	\$10,000	\$250,000	
Fire Truck Park				
Picnic Tables	3	\$4,000	\$12,000	
BBQ	1	\$700	\$700	
Playground	1	\$75,000	\$75,000	
Parking	6	\$10,000	\$60,000	
Gale Ranch Middle School Park				
Baseball / Soft Ball Fields	2	\$150,000	\$300,000	
Soccer Fields	2	\$150,000	\$300,000	
Basket Ball Court	5	\$180,000	\$900,000	
Cricket Field	1	\$250,000	\$250,000	
Restrooms	1	\$150,000	\$150,000	
Parking	32	\$10,000	\$320,000	
Goldern View Elementary School Park				
Baseball / Soft Ball Fields	1	\$150,000	\$150,000	
Soccer Fields	1	\$150,000	\$150,000	
Basket Ball Court	2	\$180,000	\$360,000	
Playground	1	\$75,000	\$75,000	
Parking	25	\$10,000	\$250,000	
Hidden Crest Park				
Picnic Tables	9	\$4,000	\$36,000	
BBQ	3	\$700	\$2,100	
Playground	1	\$75,000	\$75,000	
Gazebo / Shade / Structure	1	\$25,000	\$25,000	
Parking	10	\$10,000	\$100,000	
Hidden Hills Elementary School Park				
Picnic Tables	6	\$4,000	\$24,000	
BBQ	2	\$700	\$1,400	
Baseball / Soft Ball Fields	1	\$150,000	\$150,000	
Soccer Fields	1	\$150,000	\$150,000	
Basket Ball Court	3	\$180,000	\$540,000	
Playground	1	\$75,000	\$75,000	
Gazebo / Shade / Structure	1	\$25,000	\$25,000	
Parking	15	\$10,000	\$150,000	
Hidden Valley Park				
Picnic Tables	10	\$4,000	\$40,000	
Baseball / Soft Ball Fields	1	\$150,000	\$150,000	
Soccer Fields	1	\$150,000	\$150,000	
Restrooms	1	\$150,000	\$150,000	
Playground	1	\$75,000	\$75,000	
Gazebo / Shade / Structure	2	\$25,000	\$50,000	
Parking	23	\$10,000	\$230,000	
Hummingbird Playground				
Playground	1	\$75,000	\$75,000	
Parking	3	\$10,000	\$30,000	
Iverness Park				
Playground	1	\$75,000	\$75,000	
Parking	29	\$10,000	\$290,000	
Iron Horse Middel School Park / Community Gym				
Restrooms	1	\$150,000	\$150,000	
Parking	4	\$10,000	\$40,000	
Limerick Park				
Picnic Tables	11	\$4,000	\$44,000	
BBQ	2	\$700	\$1,400	
Basketball Court (Half)	1	\$90,000	\$90,000	
Gazebo / Shade / Structure	1	\$25,000	\$25,000	
Parking	14	\$10,000	\$140,000	
Live Oak Elementary Park				
Soccer Fields	1	\$100,000	\$100,000	
Parking	8	\$10,000	\$80,000	
Memorial and Dog Park				
Picnic Tables	11	\$4,000	\$44,000	
BBQ	3	\$700	\$2,100	

Baseball / Soft Ball Fields	1	\$150,000	\$150,000
Soccer Fields	2	\$150,000	\$300,000
Restrooms	1	\$150,000	\$150,000
Playground	1	\$75,000	\$75,000
Gazebo / Shade / Structure	3	\$25,000	\$75,000
Parking	80	\$10,000	\$800,000
Mill Creek Hollow			
Picnic Tables	5	\$4,000	\$20,000
BBQ	1	\$700	\$700
Restrooms	1	\$150,000	\$150,000
Playground	1	\$75,000	\$75,000
Parking	18	\$10,000	\$180,000
	17		
Monarch Park			
Picnic Tables	10	\$4,000	\$40,000
BBQ	3	\$700	\$2,100
Gazebo / Shade / Structure	1	\$25,000	\$25,000
Parking	32	\$10,000	\$320,000
Motevideo Elementary School Park			
Baseball / Soft Ball Fields	1	\$150,000	\$150,000
Soccer Fields	1	\$150,000	\$150,000
Basketball Court	4	\$180,000	\$720,000
Restrooms	1	\$150,000	\$150,000
Playground	1	\$75,000	\$75,000
Parking	18	\$10,000	\$180,000
Mosaic Park			
Picnic Tables	6	\$4,000	\$24,000
BBQ	2	\$700	\$1,400
Playground	1	\$75,000	\$75,000
Gazebo / Shade / Structure	1	\$25,000	\$25,000
Parking	8	\$10,000	\$80,000
Neil Armstrong Elementary School Park			
Picnic Tables	5	\$4,000	\$20,000
Baseball / Soft Ball Fields	2	\$150,000	\$300,000
Soccer Fields	2	\$150,000	\$300,000
Basketball Court	3	\$180,000	\$540,000
Playground	1	\$75,000	\$75,000
Parking	21	\$10,000	\$210,000
Oak Ranch Park			
Picnic Tables	5	\$4,000	\$20,000
BBQ	2	\$700	\$1,400
Tee Ball Backstop	1	\$10,000	\$10,000
Basketball Court	1	\$180,000	\$180,000
Playground	1	\$75,000	\$75,000
Restrooms	1	\$150,000	\$150,000
Gazebo / Shade / Structure	1	\$25,000	\$25,000
Parking	34	\$10,000	\$340,000
Picadilly Square			
Picnic Tables	6	\$4,000	\$24,000
BBQ	2	\$700	\$1,400
Tee Ball Backstop	1	\$10,000	\$10,000
Playground	1	\$75,000	\$75,000
Restrooms	1	\$150,000	\$150,000
Gazebo / Shade / Structure	1	\$25,000	\$25,000
Parking	21	\$10,000	\$210,000
Pine Valley Middel School Park Community Gym			
Baseball / Soft Ball Fields	2	\$150,000	\$300,000
Soccer Fields	2	\$150,000	\$300,000
Pickleball Courts	10	\$100,000	\$1,000,000
Basketball Court	5	\$180,000	\$900,000
Parking	47	\$10,000	\$470,000
Qual Run Elementary School			
Baseball / Soft Ball Fields	2	\$150,000	\$300,000
Soccer Fields	2	\$150,000	\$300,000
Basketball Court	3	\$180,000	\$540,000
Cricket Field	1	\$250,000	\$250,000
Playground	1	\$75,000	\$75,000
Parking	33	\$10,000	\$330,000
Ramona Park			
Picnic Tables	10	\$4,000	\$40,000
BBQ	5	\$700	\$3,500
Bocce Ball	2	\$75,000	\$150,000
Playground	1	\$75,000	\$75,000
Restrooms	1	\$150,000	\$150,000
Parking	21	\$10,000	\$210,000
Center			
Picnic Tables	12	\$4,000	\$48,000
Baseball / Soft Ball Fields	2	\$150,000	\$300,000
Soccer Fields	1	\$150,000	\$150,000
Tennis Courts (Lighted)	2	\$150,000	\$300,000
Playground	1	\$75,000	\$75,000
Restrooms	1	\$150,000	\$150,000

Gazebo / Shade / Structure	4	\$25,000	\$100,000
Parking	50	\$10,000	\$500,000
Red Willow Park			
Picnic Tables	3	\$4,000	\$12,000
BBQ	1	\$700	\$700
Baseball / Soft Ball Fields	1	\$150,000	\$150,000
Playground	1	\$75,000	\$75,000
Restrooms	1	\$150,000	\$150,000
Parking	25	\$10,000	\$250,000
Richard Farlet Village Green Park			
Picnic Tables	9	\$4,000	\$36,000
BBQ	1	\$700	\$700
Baseball / Soft Ball Fields	1	\$150,000	\$150,000
Soccer Fields	1	\$150,000	\$150,000
Playground	1	\$75,000	\$75,000
Restrooms	1	\$150,000	\$150,000
Parking	22	\$10,000	\$220,000
San Ramon Sports Park			
Picnic Tables	20	\$4,000	\$80,000
BBQ	2	\$700	\$1,400
Baseball / Soft Ball Fields	2	\$150,000	\$300,000
Soccer Fields	1	\$150,000	\$150,000
Basketball Court	2	\$180,000	\$360,000
Playground	1	\$75,000	\$75,000
Restrooms	1	\$150,000	\$150,000
Gazebo / Shade / Structure	1	\$25,000	\$25,000
Parking	74	\$10,000	\$740,000
Sherwood Park			
Picnic Tables	5	\$4,000	\$20,000
Playground	1	\$75,000	\$75,000
Restrooms	1	\$150,000	\$150,000
Gazebo / Shade / Structure	1	\$25,000	\$25,000
Parking	8	\$10,000	\$80,000
Six Pillers Park			
Picnic Tables	4	\$4,000	\$16,000
BBQ	2	\$700	\$1,400
Basketball Court (Half)	1	\$90,000	\$90,000
Playground	1	\$75,000	\$75,000
Restrooms	1	\$150,000	\$150,000
Parking	12	\$10,000	\$120,000
Souyen Park			
Picnic Tables	5	\$4,000	\$20,000
BBQ	1	\$700	\$700
Tennis Court (No Lights)	1	\$100,000	\$100,000
Bocce Ball	2	\$75,000	\$150,000
Playground	1	\$75,000	\$75,000
Restrooms	1	\$150,000	\$150,000
Gazebo / Shade / Structure	3	\$25,000	\$75,000
Parking	12	\$10,000	\$120,000
Sunrise Ridge Park			
Picnic Tables	11	\$4,000	\$44,000
BBQ	1	\$700	\$700
Soccer Fields (Synthetic)	1	\$250,000	\$250,000
Baseball / Soft Ball Fields (Synthetic)	1	\$250,000	\$250,000
Tennis Court (Lighted)	1	\$150,000	\$150,000
Basketball Court	1	\$180,000	\$180,000
Bocce Ball	2	\$75,000	\$150,000
Playground	1	\$75,000	\$75,000
Restrooms	1	\$150,000	\$150,000
Gazebo / Shade / Structure	3	\$25,000	\$75,000
Parking	63	\$10,000	\$630,000
Tassajara Ridge Staging Area			
Restrooms	1	\$150,000	\$150,000
Gazebo / Shade / Structure	1	\$25,000	\$25,000
Parking	5	\$10,000	\$50,000
Twin Oaks Elementary School Park			
Picnic Tables	3	\$4,000	\$12,000
BBQ	1	\$700	\$700
Baseball / Soft Ball Fields	1	\$150,000	\$150,000
Soccer Fields	1	\$150,000	\$150,000
Basketball Court	2	\$180,000	\$360,000
Playground	1	\$75,000	\$75,000
Parking	18	\$10,000	\$180,000
Valleyview Park			
Picnic Tables	6	\$4,000	\$24,000
BBQ	1	\$700	\$700
Baseball / Soft Ball Fields	1	\$150,000	\$150,000
Tennis Court (No Lights)	1	\$150,000	\$150,000
Basketball Court	3	\$180,000	\$540,000
Playground	1	\$75,000	\$75,000

Restrooms	1	\$150,000	\$150,000
Parking	50	\$10,000	\$500,000
Windemere Ranch School Park			
Baseball / Soft Ball Fields	2	\$150,000	\$300,000
Soccer Fields	1	\$150,000	\$150,000
Basketball Court	6	\$180,000	\$1,080,000
Bocce Ball	1	\$75,000	\$75,000
Restrooms	1	\$150,000	\$150,000
Parking	45	\$10,000	\$450,000
Windy Hills Park			
Playground	1	\$75,000	\$75,000
Parking	7	\$10,000	\$70,000
San Ramon Olympic Pool and Aquatic Center			
Picnic Tables	20	\$4,000	\$80,000
Restrooms	1	\$150,000	\$150,000
Gazebo / Shade / Structure	6	\$25,000	\$150,000
Parking	30	\$10,000	\$300,000
50 meter pool	1	\$500,000	\$500,000
25 Yard Pool	1	\$250,000	\$250,000
Water Slide	1	\$20,000	\$20,000
Diving Board	1	\$15,000	\$15,000
Doughtery Valley Aquatic Center			
Picnic Tables	14	\$4,000	\$56,000
Restrooms	1	\$150,000	\$150,000
Gazebo / Shade / Structure	2	\$25,000	\$50,000
Parking	11	\$10,000	\$110,000
50 meter pool	1	\$500,000	\$500,000
Diving Board	1	\$15,000	\$500,000
Forest Homes Historic Park			
Restrooms	1	\$150,000	\$150,000
Parking	72	\$10,000	\$720,000
		Total	\$58,983,500

**SAN RAMON, CALIFORNIA
ART AND BEAUTIFICATION**

Planned Art Projects in the City	Cost
Eagle at Memorial Park	\$90,000
<i>Monument Sign at Dougherty Station Community Art Center</i>	\$40,000.00
<i>Murals @ Dougherty Station Community Art Center</i>	\$20,000.00
<i>Public Art in front of City Hall</i>	\$100,000.00
Public Art in front of San Ramon Community Center	\$100,000.00
Dougherty Valley performing Arts center	\$75,000.00
Alcosta Senior & Community Center	\$75,000.00
Amador Rancho Community Center	\$75,000.00
San Ramon Olympic Pool	\$75,000.00
Dogherty Valley Aquatic Center	\$75,000.00
Rancho Phase 2	\$75,000.00
Sunrise Ridge	\$75,000.00
Crow Canyon Gardens	\$100,000.00
Forest Home Farm	\$100,000.00
Arlington Park	\$60,000.00
Bellingham Square	\$60,000.00
Boone Acres	\$60,000.00
Centennial Park	\$60,000.00
Coyote Crossing	\$60,000.00
Creekside Park	\$60,000.00
East Branch Park	\$60,000.00
Hidden Valey Park	\$60,000.00
Inverness Park	\$60,000.00
Mill Creek Hollow	\$60,000.00
Old Ranch Park	\$60,000.00
Piccadilly Square	\$60,000.00
Ramona Park	\$60,000.00
Red Willow Park	\$60,000.00
Richard Fahey Village Green	\$60,000.00
Valley View Park	\$60,000.00
Total	\$2,035,000

Books - Classroom textbooks and reading books	\$250.00	Pine Valley Teen Center
Sports Supplies - dodgeball, tennis racquets, kickball, basketball , ping pong, volleyball, etc...	\$400.00	Pine Valley Teen Center
Plastic 3 Drawer Storage Cart (2) and 5 Drawer Storage Cart (2)	\$100.00	Pine Valley Teen Center
Wall Mounted Dry Erase Boards 6x4'	\$200.00	Pine Valley Teen Center
Commercial Electric Floor Fan	\$75.00	Pine Valley Teen Center
Plastic Storage Bins (8)	\$160.00	Pine Valley Teen Center
First Aid supplies- Band Aid and ice packs and Fire Extinguisher (1)	\$75.00	Pine Valley Teen Center
12x12 Grey carpet (2) (\$150/ea)	\$300.00	Pine Valley Teen Center
Laptops (2) and Accessories - USB cables	\$600.00	Pine Valley Teen Center
Laptop computer table (2) (\$75/ea)	\$150.00	Pine Valley Teen Center
Printer	\$300.00	Pine Valley Teen Center
Apple Ipad and accessories... Case, screen protector	\$500.00	Pine Valley Teen Center
Samsung Cellphone and accessories: Case	\$400.00	Pine Valley Teen Center
2 ct, 30 x 72 Inch Collaborative Table	\$840.00	Dougherty Station Community Arts Center
20 ct. 12 Inch Preschool Chairs	\$1,100.00	Dougherty Station Community Arts Center
2 ct. Mobile Storage Units	\$1,300.00	Dougherty Station Community Arts Center
2 ct. 4 Section Classroom Seat Locker (Coat Cubbies)	\$1,000.00	Dougherty Station Community Arts Center
1 ct. Kids Flush back Pick a Book Stand	\$300.00	Dougherty Station Community Arts Center
1 ct. Cushioned Reading Bench (Originally from DSL)	\$300.00	Dougherty Station Community Arts Center
30 ct. 12 Inch Preschool Chairs	\$1,600.00	San Ramon Community Center
7 ct, 30 x 72 Inch Collaborative Table	\$3,000.00	San Ramon Community Center
1 ct. Mobile Storage Units	\$700.00	Storage
2 ct. 4 Section Classroom Seat Locker (Coat Cubbies)	\$1,000.00	Storage
\$41,545		



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**AFFORDABLE HOUSING
LINKAGE FEE
NON-RESIDENTIAL
JUSTIFICATION STUDY**

CITY OF SAN RAMON

Report Date: February 11, 2026

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

*Irvine / San Jose / San Francisco / Riverside
Dallas / Houston / Raleigh / Tampa*

CITY OF SAN RAMON



**AFFORDABLE HOUSING LINKAGE FEE
NON-RESIDENTIAL
JUSTIFICATION STUDY**

Prepared for:

City of San Ramon

7000 Bollinger Canyon Rd., San Ramon CA 94583

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I EXECUTIVE SUMMARY

In order to adequately plan for new development and quantify the need for affordable housing and related costs associated with the direct and cumulative impacts of new development, DTA was retained by the City of San Ramon (the "City") to prepare this non-residential nexus analysis (the "Fee Study") and accompanying report for the City to establish a basis for a proposed non-residential linkage fee (the "Linkage Fee"). The proposed fee would be levied on new non-residential development within the City to mitigate the impact of such development on the demand for affordable housing for the local workforce. The purpose of the Fee Study is to provide a legally defensible analysis of the "nexus" between new non-residential development projects, the additional employment generated, the resulting new worker households and their income distributions, and ultimately an estimate of those households that will need affordable housing. Importantly, the analysis examines the cost of delivering housing for households earning up to 120% of the Area Median Income ("AMI") and evaluates the maximum feasible fee per square foot for new non-residential development required to support such housing.

A Linkage Fee Summary

The Fee Study establishes a connection between new non-residential land uses and the introduction of new workers, whose presence generates additional demand for housing. Given that a portion of these workers may belong to lower-income households, a share of the resulting housing demand must be met through affordable housing options. The analysis begins by categorizing non-residential land uses into five distinct types: commercial, hotel, office, industrial, and institutional. The precise definitions of these categories shall be determined by City staff on a case-by-case basis, in accordance with the City's Zoning Ordinance. The subsequent analysis proceeds with the following calculations:

- Employee generation numbers per 1,000 square feet for each non-residential category were determined.
- Occupational and income information for each occupation was used to determine the distribution of jobs within each such occupation, with particular focus on the jobs with compensation levels addressed in the analysis.
- New jobs are adjusted to new households, using area specific demographic information on the number of workers per household.
- The number of Extremely Low, Very Low-, Low-, and Moderate-Income households generated by the new development is calculated, and coefficients of households per square foot of building area are generated.
- The number of lower income households per square foot is multiplied by the "Affordability Gap", or the cost of delivering housing units affordable to these income groups, to generate the maximum Linkage Fee for the non-residential land uses.

The resulting fees are summarized in **Table ES-1** below. This table presents the maximum legally justifiable fees as determined by the Fee Study. These totals reflect the maximum

impact fees that may be assessed on new non-residential construction to address its contribution to affordable housing needs. They are not proposed fee levels; they represent only the upper limits identified through this analysis.

Table ES-1: Linkage Fee Summary

Land Use Type	Maximum Justifiable Fee (Per Sq. Ft.)
Commercial	\$308.63
Hotel	\$148.61
Office	\$383.74
Industrial	\$164.98
Institutional	\$286.26

B Annual Escalation Factors

The cost estimates for the Linkage Fee calculated in this Fee Study are stated in 2025 dollars. DTA further recommends that, after adoption, the above fees be reviewed each year and adjusted based upon the changes in the Engineering News-Record (“ENR”) California Construction Cost Index (“CCCI”). This construction cost index is based on the Building Cost Index (“BCI”) averages for San Francisco and Los Angeles as reported by Engineering News-Record.

II INTRODUCTION

A Overview of Methodology

This Fee Study is based on the premise that new non-residential land uses generate new employment for workers who will have a range of household incomes. Given the high cost of housing, many of these new workers will be unable to afford market-rate housing, resulting in significant financial strain. Consequently, the increase in lower-income worker households without access to affordable housing is considered a direct impact of new non-residential development. To address this, the proposed mitigation fee (the “Linkage Fee”) is intended to generate revenue that supports the development of housing affordable to these new lower-income households.

This section provides an overview of the Fee Study. Each step is summarized below and discussed in more detail in the following sections:

- **Section III: Legal Framework**

This section provides a detailed discussion on the legal framework utilized to justify the imposition and collection of the fee.

- **Section IV: Land Use and Demographic Assumptions**

The Fee Study analyzes five key non-residential land use categories that represent the majority of anticipated future employment-generating uses in the City. For each land use type defined, the Fee Study calculates average employment density to estimate the number of workers per 100,000 square feet. Recognizing that most households include more than one worker, the study converts employment figures into worker households to determine the total number of workers generated by each land use. It then identifies the occupations likely to occupy each of the five non-residential land uses and, based on these occupations, constructs the expected household income distribution for each type. Finally, the Fee Study estimates the distribution of new worker households by income level by applying the income profiles to the total household counts.

- **Section V: Financing Gap per Affordable Unit & Maximum Legal Fee Calculation**

This section evaluates the economic viability of constructing a market-rate dwelling unit versus a dwelling unit with rents affordable to a Moderate-Income or Low-Income Household to determine the affordability gap. This gap is then applied to the total housing need by income level to calculate the maximum legal fee.

- **Section VI: Fee Implementation**

This section presents policy recommendations for implementation, administration, and other considerations.

III LEGAL FRAMEWORK TO JUSTIFY DEVELOPMENT IMPACT FEES

The imposition of impact fees is one authorized method of financing the facilities necessary to mitigate the impact of new development, including affordable housing. A fee is “a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project...” (California Government Code, Section 66000).

A fee may be levied for each type of capital improvement required for new development, with the payment of the fee typically occurring prior to the beginning of construction of a dwelling unit or non-residential building. Fees are often levied at final map recordation, upon the issuance of a Certificate of Occupancy, or more commonly, at building permit issuance.

AB 1600, which created Section 66000 *et seq.* of the Government Code, was enacted by the State of California in 1987. In 2006, Government Code Section 66001 was amended to clarify that a fee cannot include costs attributable to existing deficiencies, but it can fund costs used to maintain the existing Level of Service (“LOS”) or meet an adopted LOS consistent with the General Plan.

Section 66000 *et seq.* of the Government Code thus requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of new development:

1. Identify the purpose of the fee [Government Code Section 66001(a)(1)];
2. Ascertain the use to which the fee will be put [Government Code Section 66001(a)(2)];
3. Determine that there is a reasonable relationship between the fee’s use and the type of development on which the fee is to be imposed [Government Code Section 66001(a)(3)];
4. Establish how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is to be imposed [Government Code Section 66001(a)(4)]; and
5. Discuss how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed [Government Code Section 66001(b)].

Presented below are the legal requirements as they relate to the calculation and imposition of the proposed fees addressed by this Fee Study.

A PURPOSE OF THE FEE [GOVERNMENT CODE SECTION 66001(A)(1)]

New development within the City will increase the number of residents and employees. These future residents and employees will create an additional demand for new or expanded affordable housing that the existing housing stock cannot accommodate. To accommodate non-residential development in an orderly manner without adversely affecting the City's current quality of life, additional affordable housing will need to be constructed.

It is the projected direct and cumulative effect of non-residential development that has required the preparation of this Fee Study. Each newly developed parcel will increase the need for affordable housing, and, as such, the proposed fee will be charged to all future development, irrespective of location, within the City. Importantly, many of the employees associated with any non-residential development in the City may live in affordable housing. Additionally, the availability of jobs throughout the City has a growth-inducing impact, in that it enhances the City's reputation as a great place to live and work, thereby attracting new non-residential development that might otherwise have been constructed elsewhere. As a result, all such development projects in the City contribute to the cumulative need for new affordable housing. The fee, when collected, will be placed in a dedicated fund that will be used solely for the design, acquisition, and construction of affordable housing and other appropriate related costs to mitigate the direct and cumulative impacts of new non-residential development within the City.

The discussion in this subsection of the Fee Study sets forth the purpose of the development impact fee as required by Section 66001(a)(1) of the California Government Code.

B THE USE TO WHICH THE FEE IS TO BE PUT [GOVERNMENT CODE SECTION 66001(A)(2)]

The fee collected will provide revenue to the City to facilitate the design, acquisition, and construction of affordable housing, and related costs necessary to mitigate the direct and cumulative demand for such housing resulting from new non-residential development in the City. By directly funding these costs, the fee will enhance the quality of life for existing and future City residents and employees and protect the health, safety, and welfare.

C THERE IS A REASONABLE RELATIONSHIP BETWEEN THE FEE'S USE AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE FEE IS IMPOSED (BENEFIT RELATIONSHIP) [GOVERNMENT CODE SECTION 66001(A)(3)]

As discussed in Section A above, it is the projected direct and cumulative effect of future development that has prompted the preparation of this Fee Study. All new non-residential development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on affordable housing demand and creates the need for more such housing to accommodate growth. The derivation of fee amounts for non-residential development is explained in detail in Sections IV and V of this Fee Study. These fees will be expended exclusively for the design, acquisition, and construction of new affordable housing, as that is the purpose for which this development impact fee is being collected. As previously stated, all new non-residential developments create either a direct impact or contribute to the cumulative impact on affordable housing.

For the foregoing reasons, there is a reasonable relationship between the design, acquisition, and construction of affordable housing and new development as required under Section 66001(a)(3) of the Mitigation Fee Act.

D DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE NEED FOR THE PUBLIC FACILITY AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE FEE IS IMPOSED (IMPACT RELATIONSHIP) [GOVERNMENT CODE SECTION 66001(A)(4)]

As previously stated, new non-residential development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on affordable housing demand and creates the need for new affordable housing to accommodate growth. Moreover, the affordable housing needs identified in Section V are a function of the projected number of residents in the City and do not reflect any unmet needs in existing development.

For the reasons presented herein and in Section V, there is a reasonable relationship between the need for affordable housing and all new development within the City.

E THERE IS A REASONABLE RELATIONSHIP BETWEEN THE AMOUNT OF THE FEE AND THE COST OF THE PUBLIC FACILITIES ATTRIBUTABLE TO THE DEVELOPMENT UPON WHICH THE FEE IS IMPOSED ("ROUGH PROPORTIONALITY" RELATIONSHIP) [GOVERNMENT CODE 66001(B)]

As set forth above, all new non-residential development in the City impacts existing housing needs. Each individual non-residential development project, along with its induced employment effects, and its related increase in employment, along with the cumulative impacts of all development in the City, will adversely impact the need for housing. Thus, imposing a fee to finance new affordable housing is an efficient, practical, and equitable means of ensuring that development proceeds responsibly.

New non-residential development impacts affordable housing needs directly and

cumulatively. The addition of new businesses necessitates an increase in residents. A certain number of these new residents will require affordable housing. The proposed fee amounts are roughly proportional to the impacts resulting from new development based on the analyses contained in Section V. Thus, there is a reasonable relationship between the amount of the fee and the cost of subsidizing the necessary housing.

F RECENT LEGISLATIVE DEVELOPMENTS

In September 2021, the Governor of California signed Assembly Bill (“AB”) 602, which provides new statewide requirements for local jurisdictions seeking to impose development impact fees on development projects. As stated earlier, the Mitigation Fee Act, AB 1600, establishes specific requirements that local officials must follow in establishing, increasing, or imposing development fees. Specifically, local officials must conduct a “nexus study” to demonstrate a “reasonable relationship” between the fees and the affordable housing to be funded by the fees, and the development project on which the fees are assessed. AB 602 is designed to provide additional guidance on how local agencies comply with their impact fee obligations, which will affect the methodology choice that DTA will use to calculate the fees. Key portions of the bill affecting future DIF calculations are summarized below.

- On or after January 1, 2022, fee justification studies must identify the existing LOS for each public facility, identify the proposed new LOS, and (if the proposed new LOS is greater than the existing LOS) include an explanation of why the new LOS is necessary.
- For housing development projects, nexus studies adopted after July 1, 2022, must calculate the amount of fees based on the square footage of proposed residential units of the development, unless the local agency demonstrates that another metric is more appropriate. The bill would require that a “local agency that calculated fees proportionally to the square footage of the proposed units be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by development.” This would also apply to multi-family residences.
- The bill also requires HCD, on or before January 1, 2024, to create an impact fee nexus study template that may be used by local jurisdictions to calculate their fees. The bill requires that the template includes a method of calculating the feasibility of housing being built with a given fee level. The template must be completed by 2024, and local jurisdictions will have the option (it will not be required) to use the HCD template.
- The bill authorizes any member of the public, including an applicant for a development project, to submit evidence that the city, county, or other local agency had failed to comply with the Mitigation Fee Act. The bill requires the legislative body of the city, county, or other local agency to consider any timely submitted evidence and authorize the legislative body to change or adjust the proposed fee or fee increase, as specified.

- If a nexus study supports the increase of an existing fee, the local agency shall review the assumption of the nexus study supporting the original fee and evaluate the amount of the fees collected under the original fee.
- Large jurisdictions (county population greater than 250,000) and cities within those counties must adopt a capital improvement plan as part of the nexus study.
- Nexus studies shall be updated at least every 8 years from the period beginning January 1, 2023.

Notably, AB 602 does not apply to (i) water and sewer connection and capacity charges, (ii) school fees or Quimby fees for park impacts, and (iii) Mello-Roos Programs or other special taxes. These other fees, taxes, and charges are subject to their own statutory accountability measures.

IV LAND USE AND DEMOGRAPHIC ASSUMPTIONS

A Land Use Definitions and Employment Densities

Table 1, presented below, provides a summary of the land uses covered in this Fee Study. As previously indicated, the Fee Study will determine the Linkage Fee for five (5) land use categories: commercial, hotel, office, industrial, and institutional. Importantly, the table shown below is meant to provide an example of typical land uses found in each category and is not intended to be a comprehensive list of all the City’s potential land uses.

Table 1: Summary of Land Use Categories

Land Use Classification Fee Study	Definition
Commercial	Includes, but is not limited to, buildings used for the following: <ul style="list-style-type: none"> ▪ Retail; ▪ Service-oriented business activities, wineries/vineyards, and car washes; ▪ Department stores, discount stores, furniture/appliance outlets, home improvement centers; ▪ Shopping centers and entertainment centers ▪ Subregional and regional shopping centers; ▪ Grocery stores and storage facilities.
Hotel	<ul style="list-style-type: none"> ▪ Hotels, motels, spas, and resorts
Office	Includes, but is not limited to, buildings used for the following: <ul style="list-style-type: none"> ▪ Business/professional offices; ▪ Medical/dental offices; ▪ Office park, research park, business park; and ▪ General office buildings.
Industrial	Includes, but is not limited to, buildings used for the following: <ul style="list-style-type: none"> ▪ Light manufacturing, warehouse/distribution, and logistics wholesaling; ▪ Wholesale and warehouse retail; ▪ Food processing; ▪ Industrial park; and ▪ Industrial/light industrial.
Institutional	Include, but is not limited to, buildings used as the following: <ul style="list-style-type: none"> ▪ Professional urgent care, private hospitals and rehabilitation centers; ▪ Private schools, trade and vocational schools, and veteran organizations; ▪ Rehabilitation centers, assisted living, and memory care facilities; and ▪ Churches, temples, mosques, and synagogues.

The existing non-residential square footage was compiled and estimated using the CoStar Real Estate Software Platform. In addition, the employees per square foot for non-residential land uses was based on information published in Nielsen Company *Employment Profiles* by NAICS Codes 2025. The North American Industry Classification System (“NAICS”) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S.

business economy.

As reflected in **Table 2** below, the City has approximately 15.4 million total square feet of existing non-residential development, including approximately 3.3 million square feet of commercial, 1.1 million square feet of hotel, 9.2 million square feet of office, 1.2 million square feet of industrial, and 0.5 million square feet of institutional.

Per the Nielsen Company's *Employment Profiles* (2025), the City has 60,088 employees in these non-residential sectors, specifically 12,638 commercial employees, 511 hotel employees, 28,126 office employees, 16,140 industrial employees, and 2,673 institutional employees.

Table 2a: Estimated Existing Non-Residential Development

Non-Residential Land Use	Existing Building Square Feet	Existing Employees	Employees per 1,000 Square Feet
Commercial	3,271,305	12,638	3.86
Hotel	1,147,000	511	0.45
Office	9,200,000	28,126	3.06
Industrial	1,240,236	16,140	13.01
Institutional	544,779	2,673	4.91
Total	15,403,320	60,088	NA

Notably, the "Employees per Square Foot" shown in the last column of the table above is a critical variable in the calculation of the Linkage Fee. Given the significant variance from normal ranges, particularly as it relates to the "Industrial", DTA concluded that it would be more prudent to utilize more standard assumptions for the above land uses to capture the likely impact of a typical development within each such land use. The table below summarizes the assumptions utilized for this analysis.

Table 2b: Estimated Existing Non-Residential Development

Non-Residential Land Use	Square Feet per Employee	Employees per 1,000 Square Feet
Commercial	450	2.22
Hotel	1000	1.00
Office	300	3.33
Industrial	800	1.25
Institutional	400	2.50
Total	NA	NA

B Worker Household

Since most households include more than one worker, the Fee Study groups the employees generated by each land use into households to determine the total number of worker households generated by each land use type. According to the US Census American Community Survey, as of 2024 the City had 43,814 workers living in households and 29,693

households, averaging approximately 1.48 workers per household with workers. Therefore, the Fee Study estimates the number of employee households that each land use generates by dividing the total number of workers by 1.48. The resulting estimated number of households per 100,000 square feet is shown below.

Table 3: Estimated Households per 100,000 Square Feet

Non-Residential Land Use	Employees per 1,000 Square Feet	Total Employees (100KSF Bldg.)	Total Households (1.48 Employees / Household)
Commercial	2.22	222	150
Hotel	1.00	100	68
Office	3.33	333	225
Industrial	1.25	125	84
Institutional	2.50	250	169
Total	NA	1,031	696

C Industry Sectors

As a first step in identifying affordable housing needs, the analysis evaluates the likely industry sectors for each of the five non-residential land uses.

These industry sectors are determined based on the North American Industry Classification System (“NAICS”), which assigns numerical codes to each industry sector. NAICS codes group all industries into 22 major industry categories. The table below provides a percentage breakdown of occupations associated with each land use.

Table 4: Percentage Breakdown of Occupations by Land Use

Industries by NAICS Code	Commercial	Office	Hotel	Industrial	Institutional
Management Occupations (11-0000)	4%	10%	6%	8%	5%
Business and Financial Operations Occupations (13-0000)	1%	12%	2%	6%	3%
Computer and Mathematical Occupations (15-0000)	0%	11%	0%	1%	1%
Architecture and Engineering Occupations (17-0000)	0%	2%	0%	7%	0%
Life, Physical, and Social Science Occupations (19-0000)	0%	1%	0%	4%	1%
Community and Social Service Occupations (21-0000)	0%	0%	0%	0%	5%
Legal Occupations (23-0000)	0%	2%	0%	0%	0%
Educational Instruction and Library Occupations (25-0000)	0%	0%	0%	0%	2%
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	1%	4%	0%	0%	1%
Healthcare Practitioners and Technical Occupations (29-0000)	2%	4%	0%	0%	40%
Healthcare Support Occupations (31-0000)	0%	2%	1%	0%	21%
Protective Service Occupations (33-0000)	1%	4%	2%	0%	1%
Food Preparation and Serving Related Occupations (35-0000)	9%	1%	23%	0%	4%
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	1%	8%	27%	0%	3%
Personal Care and Service Occupations (39-0000)	2%	1%	6%	0%	2%
Sales and Related Occupations (41-0000)	53%	8%	3%	2%	0%
Office and Administrative Support Occupations (43-0000)	6%	17%	19%	6%	9%
Farming, Fishing, and Forestry Occupations (45-0000)	0%	0%	0%	0%	0%
Construction and Extraction Occupations (47-0000)	0%	1%	0%	7%	0%
Installation, Maintenance, and Repair Occupations (49-0000)	4%	4%	6%	8%	1%
Production Occupations (51-0000)	1%	3%	3%	39%	0%
Transportation and Material Moving Occupations (53-0000)	13%	5%	1%	10%	1%
Total	100%	100%	100%	100%	100%

Based on the percentage allocations in **Table 4**, the anticipated number of households by occupation is shown in the table below.

Table 5: Number of Households by Occupation and Land Use

Industries by NAICS Code	Commercial	Office	Hotel	Industrial	Institutional
Management Occupations (11-0000)	6	23	4	7	8
Business and Financial Operations Occupations (13-0000)	2	28	1	5	5
Computer and Mathematical Occupations (15-0000)	0	24	0	1	2
Architecture and Engineering Occupations (17-0000)	0	5	0	6	0
Life, Physical, and Social Science Occupations (19-0000)	0	2	0	3	1
Community and Social Service Occupations (21-0000)	0	1	0	0	8
Legal Occupations (23-0000)	0	4	0	0	0
Educational Instruction and Library Occupations (25-0000)	0	1	0	0	3
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	2	9	0	0	1
Healthcare Practitioners and Technical Occupations (29-0000)	3	8	0	0	67
Healthcare Support Occupations (31-0000)	0	5	0	0	36
Protective Service Occupations (33-0000)	1	8	2	0	1
Food Preparation and Serving Related Occupations (35-0000)	13	1	16	0	7
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	2	18	18	0	6
Personal Care and Service Occupations (39-0000)	4	2	4	0	4
Sales and Related Occupations (41-0000)	79	17	2	2	0
Office and Administrative Support Occupations (43-0000)	10	38	13	5	16
Farming, Fishing, and Forestry Occupations (45-0000)	0	0	0	0	0
Construction and Extraction Occupations (47-0000)	0	3	0	6	0
Installation, Maintenance, and Repair Occupations (49-0000)	6	9	4	7	2
Production Occupations (51-0000)	2	6	2	33	1
Transportation and Material Moving Occupations (53-0000)	20	12	1	8	1
Total	150	225	68	84	169

D Income Distribution of Worker Households

The occupational data by household, determined above, provides a framework for estimating household income. DTA utilized the Bureau of Labor Statistics Employment Occupation Statistics that provides earnings data by occupation and includes a distribution of earnings by occupation. Notably, because the City would likely draw employees from areas larger than the City’s boundaries, the analysis was based on data for the San Francisco-Oakland-Fremont Metropolitan Statistical Area (the “MSA”).

Table 6: Wage Distribution by Occupation

Wages by Occupation (San Francisco-Oakland-Fremont MSA)	10th percentile wage	25th percentile wage	Median Wage	75 th percentile wage	90 th percentile wage	99 th percentile wage
Management Occupations (11-0000)	\$79,640	\$119,570	\$174,140	\$234,900	\$303,875	\$393,133
Business and Financial Operations Occupations (13-0000)	\$62,200	\$81,470	\$110,180	\$156,260	\$203,650	\$256,140
Computer and Mathematical Occupations (15-0000)	\$82,580	\$124,400	\$165,760	\$204,670	\$226,490	\$301,479
Architecture and Engineering Occupations (17-0000)	\$76,940	\$98,830	\$130,940	\$169,220	\$212,440	\$261,843
Life, Physical, and Social Science Occupations (19-0000)	\$63,280	\$84,510	\$126,190	\$165,260	\$204,860	\$268,887
Community and Social Service Occupations (21-0000)	\$46,850	\$55,900	\$72,290	\$104,450	\$133,290	\$166,774
Legal Occupations (23-0000)	\$61,010	\$93,170	\$156,870	\$231,960	\$338,861	\$446,274
Educational Instruction and Library Occupations (25-0000)	\$43,320	\$50,220	\$73,410	\$102,530	\$136,120	\$176,278
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	\$44,330	\$60,730	\$91,680	\$128,910	\$176,470	\$225,922
Healthcare Practitioners and Technical Occupations (29-0000)	\$61,250	\$91,030	\$137,270	\$197,250	\$232,310	\$337,644
Healthcare Support Occupations (31-0000)	\$35,120	\$35,870	\$36,740	\$48,520	\$69,260	\$66,952
Protective Service Occupations (33-0000)	\$41,520	\$45,160	\$56,490	\$108,780	\$139,410	\$188,279
Food Preparation and Serving Related Occupations (35-0000)	\$35,940	\$37,720	\$42,100	\$47,690	\$59,760	\$63,581
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	\$38,090	\$39,880	\$45,760	\$60,030	\$73,880	\$86,684
Personal Care and Service Occupations (39-0000)	\$35,960	\$38,240	\$43,390	\$55,590	\$74,630	\$80,446
Sales and Related Occupations (41-0000)	\$37,660	\$40,160	\$50,110	\$85,030	\$147,490	\$152,009
Office and Administrative Support Occupations (43-0000)	\$42,800	\$48,480	\$61,090	\$77,730	\$98,550	\$117,606
Farming, Fishing, and Forestry Occupations (45-0000)	\$38,970	\$42,420	\$47,440	\$58,890	\$76,480	\$82,409
Construction and Extraction Occupations (47-0000)	\$49,490	\$61,210	\$79,000	\$109,000	\$138,820	\$171,694
Installation, Maintenance, and Repair Occupations (49-0000)	\$46,100	\$57,210	\$74,870	\$96,730	\$125,890	\$148,094
Production Occupations (51-0000)	\$39,060	\$45,130	\$52,330	\$68,260	\$95,610	\$101,053
Transportation and Material Moving Occupations (53-0000)	\$38,500	\$43,410	\$49,310	\$63,480	\$86,370	\$95,687

Notably, DTA also incorporated the household income limits for extremely low-, very low-, low-, and moderate-income households. Based on the 2025 HUD guidelines for multifamily tax subsidy projects, assuming a 3-person household, the Area Median Income (“AMI”) for Contra Costa County is \$143,800 per household. From this data, other income levels, specifically, extremely low (30%), very low (50%), low (75%), and moderate (100%), were determined.

Table 7: Income Categories – Contra Costa County

Income Category	Household Income (3-Person Household)
Median Income	\$143,800
Extremely Low (30%)	\$43,200
Very Low (50%)	\$71,900
Low (80%)	\$112,550
Moderate (120%)	\$172,600

Data from Table 6 and Table 7 were then used to generate the percentage of households within each income category, as shown in the table below.

Table 8: Income Categories across Occupation

Income Categories by Occupation (San Francisco-Oakland-Fremont MSA)	30% AMI	50% AMI	80% AMI	100% AMI	120% AMI	Above 120% AMI	Total
Management Occupations (11-0000)	0.432%	0.288%	1.138%	1.021%	1.050%	4.043%	7.97%
Business and Financial Operations Occupations (13-0000)	0.420%	0.643%	2.127%	0.946%	0.722%	1.203%	6.06%
Computer and Mathematical Occupations (15-0000)	0.069%	0.046%	0.170%	0.198%	0.232%	0.599%	1.31%
Architecture and Engineering Occupations (17-0000)	0.350%	0.233%	1.765%	1.297%	1.109%	1.489%	6.24%
Life, Physical, and Social Science Occupations (19-0000)	0.220%	0.299%	0.878%	0.579%	0.532%	0.717%	3.23%
Community and Social Service Occupations (21-0000)	0.011%	0.049%	0.038%	0.015%	0.009%	0.000%	0.12%
Legal Occupations (23-0000)	0.009%	0.010%	0.022%	0.014%	0.012%	0.054%	0.12%
Educational Instruction and Library Occupations (25-0000)	0.006%	0.023%	0.019%	0.007%	0.004%	0.001%	0.06%
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	0.035%	0.086%	0.112%	0.050%	0.032%	0.040%	0.35%
Healthcare Practitioners and Technical Occupations (29-0000)	0.086%	0.102%	0.277%	0.181%	0.147%	0.433%	1.23%
Healthcare Support Occupations (31-0000)	0.354%	0.203%	0.000%	0.000%	0.000%	0.000%	0.56%
Protective Service Occupations (33-0000)	0.068%	0.165%	0.084%	0.052%	0.022%	0.016%	0.41%
Food Preparation and Serving Related Occupations (35-0000)	0.657%	0.545%	0.000%	0.000%	0.000%	0.000%	1.20%
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	0.287%	0.361%	0.090%	0.000%	0.000%	0.000%	0.74%
Personal Care and Service Occupations (39-0000)	0.151%	0.121%	0.038%	0.000%	0.000%	0.000%	0.31%
Sales and Related Occupations (41-0000)	2.026%	2.065%	1.036%	0.431%	0.679%	0.000%	6.24%
Office and Administrative Support Occupations (43-0000)	0.733%	3.725%	2.123%	0.149%	0.000%	0.000%	6.73%
Farming, Fishing, and Forestry Occupations (45-0000)	0.012%	0.024%	0.006%	0.000%	0.000%	0.000%	0.04%
Construction and Extraction Occupations (47-0000)	0.526%	1.890%	2.295%	0.804%	0.521%	0.000%	6.04%
Installation, Maintenance, and Repair Occupations (49-0000)	0.687%	2.673%	2.834%	0.942%	0.201%	0.000%	7.34%
Production Occupations (51-0000)	6.840%	19.364%	7.835%	0.000%	0.000%	0.000%	34.06%
Transportation and Material Moving Occupations (53-0000)	2.332%	5.436%	1.880%	0.000%	0.000%	0.000%	9.65%
Total	16.31%	38.37%	24.77%	6.68%	5.27%	8.59%	100%

The data in the table above provides an allocation of employees across occupations and income levels. However, to generate estimated employee counts by occupation, the data were realigned to each occupation as shown in **Table 9**, to determine the percentage of workers in each occupation that fall within each income level.

Table 9: Distribution of Occupation for Workers by Income Categories

Income Categories by Occupation	30% AMI	50% AMI	80% AMI	100% AMI	120% AMI	Above 120% AMI	Total
Management Occupations (11-0000)	5.42%	3.61%	14.27%	12.80%	13.18%	50.72%	100%
Business and Financial Operations Occupations (13-0000)	6.94%	10.61%	35.09%	15.60%	11.92%	19.84%	100%
Computer and Mathematical Occupations (15-0000)	5.22%	3.48%	12.94%	15.08%	17.64%	45.63%	100%
Architecture and Engineering Occupations (17-0000)	5.61%	3.74%	28.28%	20.78%	17.76%	23.84%	100%
Life, Physical, and Social Science Occupations (19-0000)	6.82%	9.27%	27.22%	17.96%	16.50%	22.23%	100%
Community and Social Service Occupations (21-0000)	9.21%	40.20%	31.10%	12.32%	7.18%	0.00%	100%
Legal Occupations (23-0000)	7.07%	8.01%	18.50%	11.29%	10.35%	44.78%	100%
Educational Instruction and Library Occupations (25-0000)	9.96%	38.41%	32.21%	11.13%	6.45%	1.83%	100%
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	9.73%	24.29%	31.66%	14.01%	9.07%	11.23%	100%
Healthcare Practitioners and Technical Occupations (29-0000)	7.04%	8.32%	22.62%	14.74%	11.99%	35.29%	100%
Healthcare Support Occupations (31-0000)	63.58%	36.42%	0.00%	0.00%	0.00%	0.00%	100%
Protective Service Occupations (33-0000)	16.68%	40.69%	20.70%	12.74%	5.30%	3.89%	100%
Food Preparation and Serving Related Occupations (35-0000)	54.65%	45.35%	0.00%	0.00%	0.00%	0.00%	100%
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	38.86%	49.00%	12.14%	0.00%	0.00%	0.00%	100%
Personal Care and Service Occupations (39-0000)	48.79%	39.06%	12.15%	0.00%	0.00%	0.00%	100%
Sales and Related Occupations (41-0000)	32.49%	33.11%	16.61%	6.91%	10.89%	0.00%	100%
Office and Administrative Support Occupations (43-0000)	10.90%	55.34%	31.55%	2.21%	0.00%	0.00%	100%
Farming, Fishing, and Forestry Occupations (45-0000)	28.59%	57.51%	13.91%	0.00%	0.00%	0.00%	100%
Construction and Extraction Occupations (47-0000)	8.72%	31.31%	38.02%	13.33%	8.64%	0.00%	100%
Installation, Maintenance, and Repair Occupations (49-0000)	9.36%	36.44%	38.62%	12.84%	2.74%	0.00%	100%
Production Occupations (51-0000)	20.08%	56.91%	23.00%	0.00%	0.00%	0.00%	100%
Transportation and Material Moving Occupations (53-0000)	24.18%	56.34%	19.48%	0.00%	0.00%	0.00%	100%

E Worker Households by Income Level

The table below summarizes worker households for each land use. This data was derived from the distribution of occupations by land use from **Table 6**, and the distribution of occupations for workers by income category from **Table 9**.

Table 10: Distribution of Worker Households by Land Use (100K Sq. Ft. Building)

Land Use (100K SF Building)	30% AMI	50% AMI	80% AMI	100% AMI	120% AMI	Above 120% AMI	Total
Commercial	43	56	27	8	10	5	150
Hotel	22	30	11	2	1	3	68
Office	35	66	52	20	17	36	225
Industrial	13	33	22	6	4	7	84
Institutional	40	43	30	14	11	30	169
Total`	153	227	141	51	44	80	696

V AFFORDABILITY GAP AND LINKAGE FEE CALCULATION

A Affordability Gap

The next step in the Fee Study is to calculate the cost to house the extremely low-, very low-, low-, and moderate-income households by determining the per unit “financing gap” that a developer would encounter when constructing a for-rent project. In other words, the cost to house a lower-income household is the difference between the value of a for-rent affordable unit and the cost to develop that unit. Notably, Low Income tax credit financing is assumed for the below-30% AMI, 30-50% AMI households, 50-80% AMI household, and 80-100% AMI households.

Firstly, the current market-rate rent in the City for a new two-bedroom apartment is approximately \$2,850. According to the 2025 HUD guidelines for multifamily tax subsidy projects, rather than pay market-rate rents, a below 30% AMI household could afford \$1,079 per month, a 30-50% AMI household could afford \$1,798 per month, a 50-80% AMI household could afford \$2,878 per month, and an 80-100% AMI household could afford \$3,596 per month.

Table 11: Monthly Rental Estimates

Building Type	Monthly Rent per Unit ¹
Market Rate Unit	\$2,850
Below 30% AMI – Affordable Unit	\$1,079
30-50% AMI – Affordable Unit	\$1,798
50-80% AMI – Affordable Unit	\$2,878
80-100% AMI – Affordable Unit	\$3,596

Notes:

1. Market-rate rents were sourced from Zillow listings for the City as of November 2025. Affordable rents were obtained from the U.S. Department of Housing and Urban Development Multifamily Tax Subsidy Rents for Contra Costa County.

Utilizing the rental incomes above, the estimated valuation for units applicable to each income tier was determined based on the Net Operating Income (“NOI”) (i.e., rental income less operating expenses and vacancy) and a cap rate for for-rent developments. Notably, assumed vacancy rates and the cap rates were based on current market snapshots from CoStar Property. DTA also assumed Low-Income Housing Tax Credits (“LIHTCs”), in the form of 4% Tax Credit Financing, would be available as a partial subsidy for developing rental units for households below 30% AMI. Finally, the actual development cost for these rental units was estimated using data from recent LIHTC applications for projects in the City.

Table 12: Affordability Gap – For-Rent

Development Category	For Rent Product Affordable 30 AMI	For Rent Product Affordable 50 AMI	For Rent Product Affordable 80 AMI	For Rent Product Affordable 100 AMI
Rental Limits	\$1,079	\$1,798	\$2,878	\$3,596
Gross Annual Rent	\$12,948	\$21,576	\$34,536	\$43,152
Less: Vacancies	(\$583)	(\$971)	(\$1,554)	(\$1,942)
Less: Operating Expenses	(\$5,500)	(\$5,500)	(\$5,500)	(\$5,500)
Projected Net Revenue	\$6,865	\$15,105	\$27,482	\$35,710
Cap Rate	4.90%	4.90%	4.90%	4.90%
Estimated Valuation	\$140,109	\$308,267	\$560,855	\$728,779
Direct Construction Costs	(\$543,100)	(\$543,100)	(\$543,100)	(\$543,100)
Tax Credits	4%	N/A	N/A	N/A
Eligible Basis (75%)	\$407,325	\$407,325	\$407,325	\$0
Tax Credit Financing	\$162,930	\$0	\$0	\$0
Net Construction Cost	(\$380,170)	(\$543,100)	(\$543,100)	(\$543,100)
Affordability Gap	(\$240,061)	(\$234,833)	\$0	\$0

B Fee Calculation

To determine the Linkage Fee, the financing gap per affordable unit for each income level is applied to the total housing need for that income level within each non-residential land use. The result is the “maximum fee” because it is directly derived from the nexus analysis described above (i.e., new non-residential development generating new jobs, creating new worker households, and a cost to provide new affordable rental housing units to these same households).

Table 13: Maximum Justifiable Fees

Land Use (100K SF Building)	30% AMI	50% AMI	80% AMI	100% AMI	120% AMI	Above 120% AMI	Total
Commercial	43	56	27	8	10	5	150
Hotel	22	30	11	2	1	3	68
Office	35	66	52	20	17	36	225
Industrial	13	33	22	6	4	7	84
Institutional	40	43	30	14	11	30	169
Total	153	227	141	51	44	80	696
Affordability Gap	\$240,061	\$234,833	\$231,719	\$127,149	NA	NA	NA
Commercial	\$103.90	\$131.78	\$62.15	\$10.79	\$0.00	\$0.00	\$308.63
Hotel	\$51.54	\$69.44	\$25.12	\$2.51	\$0.00	\$0.00	\$148.61
Office	\$84.47	\$154.26	\$119.44	\$25.56	\$0.00	\$0.00	\$383.74
Industrial	\$30.24	\$77.31	\$50.23	\$7.20	\$0.00	\$0.00	\$164.98
Institutional	\$97.07	\$101.32	\$69.61	\$18.31	\$0.00	\$0.00	\$286.26

The totals represent the ceiling for impact fees on new non-residential development to mitigate its effect on affordable housing demand. These figures are not recommendations; they indicate only the maximums determined by this analysis.

VI FEE IMPLEMENTATION

A Administering a Fee Program

Implementing a fee program requires significant planning and training; therefore, it should be conducted efficiently and frequently. A well-designed program can generate sufficient funds to offset development impacts, while a poorly structured one risks underfunding and reliance on the General Fund—or overcharging, which could lead to legal challenges or refund obligations.

All involved staff—across accounting, budgeting, and project management—must understand the distinction between linkage fees and other types of fees, along with the rules governing how fee revenues can be used. The fees proposed in this report are tied to a specific purpose and must be spent accordingly.

B Indexing the Linkage Fee

The fees presented in this Fee Study are based on current construction costs and should be adjusted annually to account for inflation, as construction costs ultimately impact the cost of providing or subsidizing affordable housing. Therefore, DTA recommends that after adoption, the fee be reviewed annually and adjusted using a reliable index such as the ENR BCI, which is generally used as the primary basis for indexing construction costs.

C Phase-In Schedule for Fee

A key component of adopting this Fee will be the effective date on which the Fee becomes active. One approach adopted by cities is to set a future effective date and/or waive fees for current projects that are in the development pipeline. Other approaches include a phased-in period of 1-2 years, during which the fee is set at 50% for the first year of applicability, rising to 100% after a 12-months.

D Waivers, Exemptions, and Refunds Overview

The California Government Code permits impact fee exemptions for certain land uses at the discretion of local jurisdictions. Such fee exemptions are a policy matter that should be based on the consideration of the greater public good provided by this specific use being exempted from the impact fee. The following are considerations regarding waivers, exemptions, or refunds.

- **Affordable housing:** Most cities waive fees for projects that are 100% affordable housing;
- **Alternatives to Fees:** Many cities allow developers to provide housing units or donate land instead of paying fees;
- **Public Projects:** Fees are typically waived for publicly-owned developments;
- **Special Land Uses:** Some cities offer waivers for non-profit buildings, religious institutions, educational facilities (both public and private), and similar land uses;

- **Small Buildings:** Certain cities exempt smaller buildings from fees, for example, commercial buildings under 25,000 square feet;
- **Policy-Driven Reductions:** To support broader policy goals, many cities reduce or exempt fees for specific types of development.

APPENDIX A

City of San Ramon
Affordable Housing Linkage Fee Justification Study

FEE CALCULATION

**Appendix A
City of San Ramon
Affordable Housing Analysis
Fee Calculation**

City Land Use/ Demographics

Unit Type	Number of Building Square Feet	Employees per 1,000 Sq. Ft.	Employees per Household
Commercial	3,271,305	2.22	1.48
Hotel	1,147,000	1.00	1.48
Office	9,200,000	3.33	1.48
Industrial	1,240,236	1.25	1.48
Institutional	544,779	2.50	1.48
Total	15,403,320	NA	NA

Employees and Households per 100,000 Sq. Ft.

Unit Type	Employees per 1,000 Sq. Ft.	Total Employees	Households per 1,000 Sq. Ft.
Commercial	2.22	222	150
Hotel	1.00	100	68
Office	3.33	333	225
Industrial	1.25	125	84
Institutional	2.50	250	169
Total	NA	1,031	696

**Appendix A
City of San Ramon
Affordable Housing Analysis
Fee Calculation**

Distribution of New Worker Households by Income per 100,000 Sq. Ft. Non-Residential Development

Unit Type	30% Area Median Income	50% Area Median Income	80% Area Median Income	100% Area Median Income	120% Area Median Income	Above 120% Area Median Income	Total
Commercial	43	56	27	8	10	5	150
Hotel	21	30	11	2	1	3	68
Office	35	66	52	20	17	36	225
Industrial	13	33	22	6	4	7	84
Institutional	40	43	30	14	11	30	169
Total	153	227	141	51	44	80	696

Distribution of New Worker Households by Income

Unit Type	30% Area Median Income	50% Area Median Income	80% Area Median Income	100% Area Median Income	120% Area Median Income	Above 120% Area Median Income	Total
Commercial	28.83%	37.37%	17.86%	5.65%	6.99%	3.30%	100%
Hotel	31.78%	43.76%	16.05%	2.92%	1.73%	3.76%	100%
Office	15.62%	29.17%	22.89%	8.93%	7.54%	15.85%	100%
Industrial	14.91%	38.98%	25.67%	6.70%	5.06%	8.67%	100%
Institutional	23.92%	25.54%	17.78%	8.52%	6.61%	17.62%	100%

**Appendix A
City of San Ramon
Affordable Housing Analysis
Fee Calculation**

Worker Households Generated per Sq. Ft. Non-Residential Development

Unit Type	30% Area Median Income	50% Area Median Income	80% Area Median Income	100% Area Median Income	120% Area Median Income	Above 120% Area Median Income	Total
Commercial	0.00043	0.00056	0.00027	0.00008	0.00010	0.00005	0.00150
Hotel	0.00021	0.00030	0.00011	0.00002	0.00001	0.00003	0.00068
Office	0.00035	0.00066	0.00052	0.00020	0.00017	0.00036	0.00225
Industrial	0.00013	0.00033	0.00022	0.00006	0.00004	0.00007	0.00084
Institutional	0.00040	0.00043	0.00030	0.00014	0.00011	0.00030	0.00169

Fee per Sq. Ft of Non-Residential Development

Unit Type	Basis	30% Area Median Income	50% Area Median Income	80% Area Median Income	100% Area Median Income	Maximum Justifiable Fee
Affordability Gap - For Rent		\$240,061	\$234,833	\$0	\$0	
Affordability Gap - For Sale		\$0.00	\$0.00	\$231,718.81	\$127,148.52	
Commercial	Per Sq. Ft.	\$103.90	\$131.78	\$62.15	\$10.79	\$308.63
Hotel	Per Sq. Ft.	\$51.54	\$69.44	\$25.12	\$2.51	\$148.61
Office	Per Sq. Ft.	\$84.47	\$154.26	\$119.44	\$25.56	\$383.74
Industrial	Per Sq. Ft.	\$30.24	\$77.31	\$50.23	\$7.20	\$164.98
Institutional	Per Sq. Ft.	\$97.01	\$101.32	\$69.61	\$18.31	\$286.26

APPENDIX B

City of San Ramon
Affordable Housing Linkage Fee Justification Study

OCCUPATIONAL STATISTICS

Appendix B
City of San Ramon
Affordable Housing Analysis
Occupational Statistics

Occupations (SOC Codes)	Occupation Distribution by Land Use				
	<i>Commercial</i>	<i>Office</i>	<i>Hotel</i>	<i>Industrial</i>	<i>Institutional</i>
Management Occupations (11-0000)	4%	10%	6%	8%	5%
Business and Financial Operations Occupations (13-0000)	1%	12%	2%	6%	3%
Computer and Mathematical Occupations (15-0000)	0%	11%	0%	1%	1%
Architecture and Engineering Occupations (17-0000)	0%	2%	0%	7%	0%
Life, Physical, and Social Science Occupations (19-0000)	0%	1%	0%	4%	1%
Community and Social Service Occupations (21-0000)	0%	0%	0%	0%	5%
Legal Occupations (23-0000)	0%	2%	0%	0%	0%
Educational Instruction and Library Occupations (25-0000)	0%	0%	0%	0%	2%
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	1%	4%	0%	0%	1%
Healthcare Practitioners and Technical Occupations (29-0000)	2%	4%	0%	0%	40%
Healthcare Support Occupations (31-0000)	0%	2%	1%	0%	21%
Protective Service Occupations (33-0000)	1%	4%	2%	0%	1%
Food Preparation and Serving Related Occupations (35-0000)	9%	1%	23%	0%	4%
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	1%	8%	27%	0%	3%
Personal Care and Service Occupations (39-0000)	2%	1%	6%	0%	2%
Sales and Related Occupations (41-0000)	53%	8%	3%	2%	0%
Office and Administrative Support Occupations (43-0000)	6%	17%	19%	6%	9%
Farming, Fishing, and Forestry Occupations (45-0000)	0%	0%	0%	0%	0%
Construction and Extraction Occupations (47-0000)	0%	1%	0%	7%	0%
Installation, Maintenance, and Repair Occupations (49-0000)	4%	4%	6%	8%	1%
Production Occupations (51-0000)	1%	3%	3%	39%	0%
Transportation and Material Moving Occupations (53-0000)	13%	5%	1%	10%	1%
Total	100%	100%	100%	100%	100%

**Appendix B
City of San Ramon
Affordable Housing Analysis
Occupational Statistics**

Occupations (SOC Codes)	Households by Occupation & Land Use				
	<i>Commercial</i>	<i>Office</i>	<i>Hotel</i>	<i>Industrial</i>	<i>Institutional</i>
Management Occupations (11-0000)	6	23	4	7	8
Business and Financial Operations Occupations (13-0000)	2	28	1	5	5
Computer and Mathematical Occupations (15-0000)	0	24	0	1	2
Architecture and Engineering Occupations (17-0000)	0	5	0	6	0
Life, Physical, and Social Science Occupations (19-0000)	0	2	0	3	1
Community and Social Service Occupations (21-0000)	0	1	0	0	8
Legal Occupations (23-0000)	0	4	0	0	0
Educational Instruction and Library Occupations (25-0000)	0	1	0	0	3
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	2	9	0	0	1
Healthcare Practitioners and Technical Occupations (29-0000)	3	8	0	0	67
Healthcare Support Occupations (31-0000)	0	5	0	0	36
Protective Service Occupations (33-0000)	1	8	2	0	1
Food Preparation and Serving Related Occupations (35-0000)	13	1	16	0	7
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	2	18	18	0	6
Personal Care and Service Occupations (39-0000)	4	2	4	0	4
Sales and Related Occupations (41-0000)	79	17	2	2	0
Office and Administrative Support Occupations (43-0000)	10	38	13	5	16
Farming, Fishing, and Forestry Occupations (45-0000)	0	0	0	0	0
Construction and Extraction Occupations (47-0000)	0	3	0	6	0
Installation, Maintenance, and Repair Occupations (49-0000)	6	9	4	7	2
Production Occupations (51-0000)	2	6	2	33	1
Transportation and Material Moving Occupations (53-0000)	20	12	1	8	1
Total	150	225	68	84	169

Appendix B
City of San Ramon
Affordable Housing Analysis
Occupational Statistics

Distribution of Occupations for Households by Income Level

Occupations (SOC Codes)	30% Area Median Income	50% Area Median Income	80% Area Median Income	100% Area Median Income	120% Area Median Income	Above 120% Area Median Income
Management Occupations (11-0000)	5.42%	3.61%	14.27%	12.80%	13.18%	50.72%
Business and Financial Operations Occupations (13-0000)	6.94%	10.61%	35.09%	15.60%	11.92%	19.84%
Computer and Mathematical Occupations (15-0000)	5.22%	3.48%	12.94%	15.08%	17.64%	45.63%
Architecture and Engineering Occupations (17-0000)	5.61%	3.74%	28.28%	20.78%	17.76%	23.84%
Life, Physical, and Social Science Occupations (19-0000)	6.82%	9.27%	27.22%	17.96%	16.50%	22.23%
Community and Social Service Occupations (21-0000)	9.21%	40.20%	31.10%	12.32%	7.18%	0.00%
Legal Occupations (23-0000)	7.07%	8.01%	18.50%	11.29%	10.35%	44.78%
Educational Instruction and Library Occupations (25-0000)	9.96%	38.41%	32.21%	11.13%	6.45%	1.83%
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	9.73%	24.29%	31.66%	14.01%	9.07%	11.23%
Healthcare Practitioners and Technical Occupations (29-0000)	7.04%	8.32%	22.62%	14.74%	11.99%	35.29%
Healthcare Support Occupations (31-0000)	63.58%	36.42%	0.00%	0.00%	0.00%	0.00%
Protective Service Occupations (33-0000)	16.68%	40.69%	20.70%	12.74%	5.30%	3.89%
Food Preparation and Serving Related Occupations (35-0000)	54.65%	45.35%	0.00%	0.00%	0.00%	0.00%
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	38.86%	49.00%	12.14%	0.00%	0.00%	0.00%
Personal Care and Service Occupations (39-0000)	48.79%	39.06%	12.15%	0.00%	0.00%	0.00%
Sales and Related Occupations (41-0000)	32.49%	33.11%	16.61%	6.91%	10.89%	0.00%
Office and Administrative Support Occupations (43-0000)	10.90%	55.34%	31.55%	2.21%	0.00%	0.00%
Farming, Fishing, and Forestry Occupations (45-0000)	28.59%	57.51%	13.91%	0.00%	0.00%	0.00%
Construction and Extraction Occupations (47-0000)	8.72%	31.31%	38.02%	13.33%	8.64%	0.00%
Installation, Maintenance, and Repair Occupations (49-0000)	9.36%	36.44%	38.62%	12.84%	2.74%	0.00%
Production Occupations (51-0000)	20.08%	56.91%	23.00%	0.00%	0.00%	0.00%
Transportation and Material Moving Occupations (53-0000)	24.18%	56.34%	19.48%	0.00%	0.00%	0.00%
Total	NA	NA	NA	NA	NA	NA

**Appendix B
City of San Ramon
Affordable Housing Analysis
Occupational Statistics**

Occupations (SOC Codes)	30% AMI Households by Occupation & Land Use				
	<i>Commercial</i>	<i>Office</i>	<i>Hotel</i>	<i>Industrial</i>	<i>Institutional</i>
Management Occupations (11-0000)	0.329	1.246	0.227	0.382	0.428
Business and Financial Operations Occupations (13-0000)	0.118	1.913	0.094	0.378	0.324
Computer and Mathematical Occupations (15-0000)	0.019	1.252	0.007	0.052	0.081
Architecture and Engineering Occupations (17-0000)	0.003	0.300	0.000	0.336	0.007
Life, Physical, and Social Science Occupations (19-0000)	0.001	0.144	0.000	0.211	0.075
Community and Social Service Occupations (21-0000)	0.001	0.087	0.000	0.000	0.768
Legal Occupations (23-0000)	0.000	0.271	0.000	0.006	0.004
Educational Instruction and Library Occupations (25-0000)	0.021	0.091	0.007	0.000	0.289
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	0.156	0.876	0.020	0.016	0.094
Healthcare Practitioners and Technical Occupations (29-0000)	0.226	0.565	0.000	0.006	4.711
Healthcare Support Occupations (31-0000)	0.179	3.191	0.215	0.000	23.048
Protective Service Occupations (33-0000)	0.133	1.339	0.259	0.041	0.219
Food Preparation and Serving Related Occupations (35-0000)	7.005	0.775	8.502	0.146	3.791
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	0.600	6.923	7.070	0.074	2.293
Personal Care and Service Occupations (39-0000)	1.789	1.016	2.112	0.003	1.834
Sales and Related Occupations (41-0000)	25.735	5.670	0.593	0.654	0.114
Office and Administrative Support Occupations (43-0000)	1.048	4.087	1.408	0.582	1.723
Farming, Fishing, and Forestry Occupations (45-0000)	0.037	0.057	0.019	0.009	0.003
Construction and Extraction Occupations (47-0000)	0.023	0.272	0.018	0.505	0.021
Installation, Maintenance, and Repair Occupations (49-0000)	0.607	0.862	0.386	0.620	0.202
Production Occupations (51-0000)	0.430	1.258	0.353	6.585	0.128
Transportation and Material Moving Occupations (53-0000)	4.822	2.993	0.180	1.991	0.256
Total	43.282	35.189	21.470	12.597	40.412

**Appendix B
City of San Ramon
Affordable Housing Analysis
Occupational Statistics**

Occupations (SOC Codes)	50% AMI Households by Occupation & Land Use				
	<i>Commercial</i>	<i>Office</i>	<i>Hotel</i>	<i>Industrial</i>	<i>Institutional</i>
Management Occupations (11-0000)	0.219	0.830	0.151	0.255	0.286
Business and Financial Operations Occupations (13-0000)	0.181	2.928	0.144	0.578	0.495
Computer and Mathematical Occupations (15-0000)	0.013	0.834	0.005	0.035	0.054
Architecture and Engineering Occupations (17-0000)	0.002	0.200	0.000	0.224	0.004
Life, Physical, and Social Science Occupations (19-0000)	0.002	0.196	0.000	0.286	0.102
Community and Social Service Occupations (21-0000)	0.006	0.382	0.000	0.000	3.353
Legal Occupations (23-0000)	0.000	0.307	0.000	0.006	0.004
Educational Instruction and Library Occupations (25-0000)	0.080	0.350	0.026	0.000	1.116
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	0.388	2.187	0.049	0.040	0.236
Healthcare Practitioners and Technical Occupations (29-0000)	0.267	0.667	0.000	0.007	5.565
Healthcare Support Occupations (31-0000)	0.102	1.828	0.123	0.000	13.201
Protective Service Occupations (33-0000)	0.326	3.268	0.633	0.099	0.533
Food Preparation and Serving Related Occupations (35-0000)	5.812	0.643	7.055	0.121	3.145
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	0.756	8.729	8.914	0.093	2.891
Personal Care and Service Occupations (39-0000)	1.433	0.813	1.691	0.002	1.469
Sales and Related Occupations (41-0000)	26.231	5.779	0.605	0.667	0.116
Office and Administrative Support Occupations (43-0000)	5.322	20.756	7.149	2.957	8.749
Farming, Fishing, and Forestry Occupations (45-0000)	0.075	0.115	0.039	0.018	0.006
Construction and Extraction Occupations (47-0000)	0.082	0.977	0.064	1.815	0.074
Installation, Maintenance, and Repair Occupations (49-0000)	2.363	3.358	1.503	2.415	0.786
Production Occupations (51-0000)	1.220	3.565	1.001	18.663	0.364
Transportation and Material Moving Occupations (53-0000)	11.237	6.976	0.419	4.641	0.596
Total	56.115	65.689	29.571	32.923	43.146

**Appendix B
City of San Ramon
Affordable Housing Analysis
Occupational Statistics**

Occupations (SOC Codes)	80% AMI Households by Occupation & Land Use				
	<i>Commercial</i>	<i>Office</i>	<i>Hotel</i>	<i>Industrial</i>	<i>Institutional</i>
Management Occupations (11-0000)	0.867	3.281	0.598	1.007	1.129
Business and Financial Operations Occupations (13-0000)	0.598	9.680	0.475	1.911	1.637
Computer and Mathematical Occupations (15-0000)	0.048	3.099	0.017	0.130	0.202
Architecture and Engineering Occupations (17-0000)	0.014	1.512	0.000	1.694	0.033
Life, Physical, and Social Science Occupations (19-0000)	0.005	0.576	0.000	0.841	0.300
Community and Social Service Occupations (21-0000)	0.005	0.295	0.000	0.000	2.595
Legal Occupations (23-0000)	0.001	0.710	0.000	0.015	0.010
Educational Instruction and Library Occupations (25-0000)	0.067	0.293	0.022	0.000	0.936
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	0.506	2.851	0.064	0.052	0.307
Healthcare Practitioners and Technical Occupations (29-0000)	0.725	1.814	0.000	0.018	15.126
Healthcare Support Occupations (31-0000)	0.000	0.000	0.000	0.000	0.000
Protective Service Occupations (33-0000)	0.166	1.662	0.322	0.050	0.271
Food Preparation and Serving Related Occupations (35-0000)	0.000	0.000	0.000	0.000	0.000
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	0.187	2.164	2.210	0.023	0.717
Personal Care and Service Occupations (39-0000)	0.446	0.253	0.526	0.001	0.457
Sales and Related Occupations (41-0000)	13.156	2.898	0.303	0.334	0.058
Office and Administrative Support Occupations (43-0000)	3.034	11.832	4.075	1.686	4.987
Farming, Fishing, and Forestry Occupations (45-0000)	0.018	0.028	0.009	0.004	0.001
Construction and Extraction Occupations (47-0000)	0.099	1.186	0.077	2.204	0.090
Installation, Maintenance, and Repair Occupations (49-0000)	2.504	3.559	1.593	2.560	0.834
Production Occupations (51-0000)	0.493	1.441	0.405	7.543	0.147
Transportation and Material Moving Occupations (53-0000)	3.886	2.412	0.145	1.605	0.206
Total	26.823	51.546	10.842	21.679	30.041

Appendix B
City of San Ramon
Affordable Housing Analysis
Occupational Statistics

Occupations (SOC Codes)	100% AMI Households by Occupation & Land Use				
	<i>Commercial</i>	<i>Office</i>	<i>Hotel</i>	<i>Industrial</i>	<i>Institutional</i>
Management Occupations (11-0000)	0.778	2.944	0.537	0.903	1.013
Business and Financial Operations Occupations (13-0000)	0.266	4.305	0.211	0.850	0.728
Computer and Mathematical Occupations (15-0000)	0.056	3.614	0.020	0.151	0.235
Architecture and Engineering Occupations (17-0000)	0.010	1.111	0.000	1.245	0.024
Life, Physical, and Social Science Occupations (19-0000)	0.003	0.380	0.000	0.555	0.198
Community and Social Service Occupations (21-0000)	0.002	0.117	0.000	0.000	1.027
Legal Occupations (23-0000)	0.000	0.433	0.000	0.009	0.006
Educational Instruction and Library Occupations (25-0000)	0.023	0.101	0.008	0.000	0.323
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	0.224	1.261	0.028	0.023	0.136
Healthcare Practitioners and Technical Occupations (29-0000)	0.473	1.182	0.000	0.012	9.858
Healthcare Support Occupations (31-0000)	0.000	0.000	0.000	0.000	0.000
Protective Service Occupations (33-0000)	0.102	1.023	0.198	0.031	0.167
Food Preparation and Serving Related Occupations (35-0000)	0.000	0.000	0.000	0.000	0.000
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	0.000	0.000	0.000	0.000	0.000
Personal Care and Service Occupations (39-0000)	0.000	0.000	0.000	0.000	0.000
Sales and Related Occupations (41-0000)	5.471	1.205	0.126	0.139	0.024
Office and Administrative Support Occupations (43-0000)	0.213	0.829	0.286	0.118	0.350
Farming, Fishing, and Forestry Occupations (45-0000)	0.000	0.000	0.000	0.000	0.000
Construction and Extraction Occupations (47-0000)	0.035	0.416	0.027	0.773	0.032
Installation, Maintenance, and Repair Occupations (49-0000)	0.833	1.183	0.530	0.851	0.277
Production Occupations (51-0000)	0.000	0.000	0.000	0.000	0.000
Transportation and Material Moving Occupations (53-0000)	0.000	0.000	0.000	0.000	0.000
Total	8.488	20.105	1.971	5.660	14.398

**Appendix B
City of San Ramon
Affordable Housing Analysis
Occupational Statistics**

Occupations (SOC Codes)	120% AMI Households by Occupation & Land Use				
	<i>Commercial</i>	<i>Office</i>	<i>Hotel</i>	<i>Industrial</i>	<i>Institutional</i>
Management Occupations (11-0000)	0.800	3.030	0.553	0.930	1.042
Business and Financial Operations Occupations (13-0000)	0.203	3.288	0.161	0.649	0.556
Computer and Mathematical Occupations (15-0000)	0.066	4.227	0.024	0.177	0.275
Architecture and Engineering Occupations (17-0000)	0.009	0.949	0.000	1.064	0.021
Life, Physical, and Social Science Occupations (19-0000)	0.003	0.349	0.000	0.510	0.182
Community and Social Service Occupations (21-0000)	0.001	0.068	0.000	0.000	0.599
Legal Occupations (23-0000)	0.000	0.397	0.000	0.008	0.006
Educational Instruction and Library Occupations (25-0000)	0.013	0.059	0.004	0.000	0.187
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	0.145	0.817	0.018	0.015	0.088
Healthcare Practitioners and Technical Occupations (29-0000)	0.384	0.961	0.000	0.010	8.017
Healthcare Support Occupations (31-0000)	0.000	0.000	0.000	0.000	0.000
Protective Service Occupations (33-0000)	0.042	0.425	0.082	0.013	0.069
Food Preparation and Serving Related Occupations (35-0000)	0.000	0.000	0.000	0.000	0.000
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	0.000	0.000	0.000	0.000	0.000
Personal Care and Service Occupations (39-0000)	0.000	0.000	0.000	0.000	0.000
Sales and Related Occupations (41-0000)	8.624	1.900	0.199	0.219	0.038
Office and Administrative Support Occupations (43-0000)	0.000	0.000	0.000	0.000	0.000
Farming, Fishing, and Forestry Occupations (45-0000)	0.000	0.000	0.000	0.000	0.000
Construction and Extraction Occupations (47-0000)	0.023	0.269	0.018	0.501	0.020
Installation, Maintenance, and Repair Occupations (49-0000)	0.178	0.253	0.113	0.182	0.059
Production Occupations (51-0000)	0.000	0.000	0.000	0.000	0.000
Transportation and Material Moving Occupations (53-0000)	0.000	0.000	0.000	0.000	0.000
Total	10.491	16.993	1.172	4.277	11.159

Appendix B
City of San Ramon
Affordable Housing Analysis
Occupational Statistics

Occupations (SOC Codes)	Above 120% AMI Households by Occupation & Land Use				
	<i>Commercial</i>	<i>Office</i>	<i>Hotel</i>	<i>Industrial</i>	<i>Institutional</i>
Management Occupations (11-0000)	3.081	11.664	2.127	3.579	4.012
Business and Financial Operations Occupations (13-0000)	0.338	5.474	0.268	1.081	0.925
Computer and Mathematical Occupations (15-0000)	0.170	10.933	0.062	0.457	0.711
Architecture and Engineering Occupations (17-0000)	0.012	1.274	0.000	1.428	0.028
Life, Physical, and Social Science Occupations (19-0000)	0.004	0.471	0.000	0.687	0.245
Community and Social Service Occupations (21-0000)	0.000	0.000	0.000	0.000	0.000
Legal Occupations (23-0000)	0.002	1.717	0.000	0.035	0.024
Educational Instruction and Library Occupations (25-0000)	0.004	0.017	0.001	0.000	0.053
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	0.180	1.011	0.023	0.019	0.109
Healthcare Practitioners and Technical Occupations (29-0000)	1.131	2.830	0.000	0.029	23.603
Healthcare Support Occupations (31-0000)	0.000	0.000	0.000	0.000	0.000
Protective Service Occupations (33-0000)	0.031	0.313	0.061	0.009	0.051
Food Preparation and Serving Related Occupations (35-0000)	0.000	0.000	0.000	0.000	0.000
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	0.000	0.000	0.000	0.000	0.000
Personal Care and Service Occupations (39-0000)	0.000	0.000	0.000	0.000	0.000
Sales and Related Occupations (41-0000)	0.000	0.000	0.000	0.000	0.000
Office and Administrative Support Occupations (43-0000)	0.000	0.000	0.000	0.000	0.000
Farming, Fishing, and Forestry Occupations (45-0000)	0.000	0.000	0.000	0.000	0.000
Construction and Extraction Occupations (47-0000)	0.000	0.000	0.000	0.000	0.000
Installation, Maintenance, and Repair Occupations (49-0000)	0.000	0.000	0.000	0.000	0.000
Production Occupations (51-0000)	0.000	0.000	0.000	0.000	0.000
Transportation and Material Moving Occupations (53-0000)	0.000	0.000	0.000	0.000	0.000
Total	4.952	35.704	2.542	7.324	29.761

APPENDIX C

City of San Ramon
Affordable Housing Linkage Fee Justification Study

AFFORDABILITY GAP ANALYSIS

Appendix C
City of San Ramon
Affordable Housing Gap Analysis

Development Category or Development Description	Assumptions		For Rent Product Affordable 30 AMI	For Rent Product Affordable 50 AMI	For Rent Product Affordable 80 AMI	For Rent Product Affordable 100 AMI
Units	1	[a]	1	1	1	1
Unit Size	1,100	[b]	1,100	1,100	1,100	1,100
Rentable Sq. Ft.		[c] = [a] x [b]	1,100	1,100	1,100	1,100
Rental Assumptions						
Monthly Rental (Per Unit) ^[1]		[d]	\$1,079	\$1,798	\$2,878	\$3,596
Monthly Rental (Per Sq. Ft.)		[e] = [d] / [b]	\$0.98	\$1.63	\$2.62	\$3.27
Revenue Assumptions						
Gross Annual Revenue		[f] = [c] x [e]	\$12,948	\$21,576	\$34,536	\$43,152
Less: Vacancies ^[2]	4.50%		(\$583)	(\$971)	(\$1,554)	(\$1,942)
Less: Operating Costs ^[3]	\$5,500.00	per Unit per Year	(\$5,500)	(\$5,500)	(\$5,500)	(\$5,500)
Net Annual Revenue		[g]	\$6,865	\$15,105	\$27,482	\$35,710
Valuation Assumptions						
Assumed Cap Rate ^[2]	4.90%	[h]	4.90%	4.90%	4.90%	4.90%
Estimated Valuation		[i] = [g] / [h]	\$140,109	\$308,267	\$560,855	\$728,779
Estimated Development Cost		[j]	\$405,000	\$405,000	\$405,000	\$405,000
Tax Credit Financing						
Eligible Basis	75%	[k] = [j] x 75%	\$303,750	\$303,750	\$303,750	\$0
Tax Credit		[l]	4%	0%	0%	
Estimated Tax Credit Financing		[m] = [k] x [l] x 10	\$121,500	\$0	\$0	\$0
Affordability Gap		[n] = [i] - [j] - [m]	\$143,391	\$96,733	\$0	\$0

^[1] Market rates based on listings of apartment rentals in the City. Rentals for 80% AMI, 50% AMI, and 30% AMI, are based on the State HUD limits effective April 1, 2025 (see Appendix C), for a 2 bedroom unit.

^[2] Source: CoStar Property - Multi-Family Summary, City of San Ramon.



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**RESIDENTIAL AFFORDABLE
HOUSING IN-LIEU FEE
JUSTIFICATION STUDY**

CITY OF SAN RAMON

Report Date: February 17, 2026

Public Finance
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CITY OF SAN RAMON



**RESIDENTIAL AFFORDABLE HOUSING IN-LIEU FEE
JUSTIFICATION STUDY**

Prepared for:

City of San Ramon

7000 Bollinger Canyon Rd., San Ramon CA 94583

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I EXECUTIVE SUMMARY

In order to adequately plan for new development and quantify the need for affordable housing and related costs associated with the direct and cumulative impacts of new development, DTA was retained by the City of San Ramon (the "City") to prepare this residential nexus analysis (the "Fee Study") and accompanying report for the City to establish a basis for a proposed residential In-Lieu fee (the "In-Lieu Fee"). The proposed fee would be levied on new residential development within the City to mitigate the impact of such development on the demand for affordable housing for the local workforce. The purpose of the Fee Study is to provide a legally defensible analysis of the "nexus" between new residential development projects, the additional employment generated as a result of residential spending, the resulting new worker households and their income distributions, and ultimately an estimate of those households that will need affordable housing. Importantly, the analysis examines the cost of delivering housing for households earning up to 120% of the Area Median Income ("AMI") and evaluates the maximum feasible fee per unit for residential development, which is required to support the provision of such housing.

A In-Lieu Fee Summary

The Fee Study establishes a connection among new residential land uses, increased spending that results in the introduction of new workers, and the housing demand generated by those new workers. Given that a portion of these workers may belong to lower-income households, a share of the resulting housing demand must be met through affordable housing options. The analysis begins by categorizing residential land uses into four distinct types: Single Family Detached, Townhome, Condominium, and Apartment. These categories are not exhaustive but serve as prototypes for determining the potential impacts on the City and for guiding the City's affordable housing goals and objectives. The subsequent analysis proceeds with the following calculations:

- The average sales prices for each residential land use type are determined.
- Anticipated average income levels for each residential land use type are estimated based on the anticipated mortgage and other home payments required for each of the residential land use types.
- Household spending in the City is estimated based on the income level and the data published by the Consumer Expenditure Survey.
- Employee generation numbers based on household expenditure for each residential category are determined using data from IMPLAN.
- Occupational and income information for each occupation is used to determine the distribution of jobs within each such occupation, with particular focus on the jobs with compensation levels addressed in the analysis.
- New jobs are adjusted to new households, using area-specific demographic information on the number of workers per household.

- The number of Extremely Low, Very Low-, Low-, and Moderate-Income households generated by the new development is calculated, and coefficients of households per square foot of building area are generated.
- The number of lower income households per square foot is multiplied by the "Affordability Gap", or the cost of delivering housing units affordable to these income groups, to generate the maximum In-Lieu Fee for the residential land uses.

The resulting fees are summarized in **Table ES-1** below. This table presents the maximum legally justifiable fees as determined by the Fee Study. These totals reflect the maximum impact fees that may be assessed on new residential construction to address its contribution to affordable housing needs. They are not proposed fee levels; they represent only the upper limits identified through this analysis.

Table ES-1: In-Lieu Fee Summary

Land Use Type	Maximum Justifiable Fee (Per Unit)	Maximum Justifiable Fee (Per Sq. Ft.)
Single Family Detached	\$97,404	\$31.42
Townhome	\$69,164	\$37.39
Condominium	\$57,702	\$48.09
Apartment	\$41,194	\$45.77

B Annual Escalation Factors

The cost estimates for the In-Lieu Fee calculated in this Fee Study are stated in 2025 dollars. DTA further recommends that, after adoption, the above fees be reviewed each year and adjusted based upon the changes in the Engineering News-Record ("ENR") California Construction Cost Index ("CCCI"). This construction cost index is based on the Building Cost Index ("BCI") averages for San Francisco and Los Angeles, as reported by Engineering News-Record.

II INTRODUCTION

A Overview of Methodology

The Fee Study is based on the premise that new residential land uses generate additional economic activity through consumer spending, which in turn creates new employment for workers with a range of household incomes. Given the high cost of housing, many of these new workers will be unable to afford market-rate housing without experiencing significant financial strain. Consequently, the increase in households of lower-income workers without access to affordable housing is considered a direct impact of new residential development. To address this, the proposed mitigation fee (the “In-Lieu Fee” or “In-Lieu Fee”) is intended to generate revenue that supports the development of housing affordable to these new lower-income households.

This section provides an overview of the Fee Study. Each step is summarized below and discussed in more detail in the following sections:

- **Section III: Legal Framework**

This section provides a detailed discussion on the legal framework utilized to justify the imposition and collection of the fee.

- **Section IV: Land Use and Demographic Assumptions**

The Fee Study analyzes four residential land use categories that represent key prototypes of anticipated future development in the City. For each land use type defined, the Fee Study calculates the average sales price and, in turn, estimates the household income, the average household spending in the City, and the resulting job creation. Recognizing that most households include more than one worker, the study converts employment figures into worker households to determine the total number of workers generated by each land use. Finally, the Fee Study estimates the distribution of new worker households by income level by applying the income profiles to the total household counts.

- **Section V: Financing Gap per Affordable Unit & Maximum Legal Fee Calculation**

This section evaluates the economic viability of constructing a market-rate dwelling unit versus a dwelling unit with rents affordable to a Moderate-Income or Low-Income Household to determine the affordability gap. This gap is then applied to the total housing need by income level to calculate the maximum legal fee.

- **Section VI: Fee Implementation**

This section presents policy recommendations for implementation, administration, and other considerations.

III LEGAL FRAMEWORK TO JUSTIFY DEVELOPMENT IMPACT FEES

The imposition of impact fees is an authorized method of financing the facilities necessary to mitigate the impact of new development, including affordable housing. A fee is “a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project...” (California Government Code, Section 66000).

A fee may be levied for each type of capital improvement required for new development, with the payment of the fee typically occurring prior to the beginning of construction of a dwelling unit or non-residential building. Fees are often levied at final map recordation, upon the issuance of a Certificate of Occupancy, or more commonly, at building permit issuance.

AB 1600, which created Section 66000 *et seq.* of the Government Code, was enacted by the State of California in 1987. In 2006, Government Code Section 66001 was amended to clarify that a fee cannot include costs attributable to existing deficiencies, but it can fund costs used to maintain the existing Level of Service (“LOS”) or meet an adopted LOS consistent with the General Plan.

Section 66000 *et seq.* of the Government Code requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of new development:

1. Identify the purpose of the fee [Government Code Section 66001(a)(1)];
2. Ascertain the use to which the fee will be put [Government Code Section 66001(a)(2)];
3. Determine that there is a reasonable relationship between the fee’s use and type of development on which the fee is to be imposed [Government Code Section 66001(a)(3)];
4. Establish how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is to be imposed [Government Code Section 66001(a)(4)]; and
5. Discuss how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed [Government Code Section 66001(b)].

Presented below are the legal requirements as they relate to the calculation and imposition of the proposed fees addressed by this Fee Study.

A PURPOSE OF THE FEE [GOVERNMENT CODE SECTION 66001(A)(1)]

New development within the City will increase the number of residents and employees. These future residents and employees will create an additional demand for new or expanded affordable housing that the existing housing stock cannot accommodate. To accommodate residential development in an orderly manner without adversely affecting the City's current quality of life, additional affordable housing will need to be constructed.

It is the projected direct and cumulative effect of residential development that has required the preparation of this Fee Study. Each newly developed parcel will increase the need for new affordable housing; accordingly, the proposed fee will be charged to all future development, irrespective of location, within the City. Importantly, many employees associated with any additional residential development in the City may reside in affordable housing. Additionally, the availability of jobs throughout the City has a growth-inducing impact, in that it enhances the City's reputation as a great place to live and work, thereby attracting new residential development that might otherwise have been constructed elsewhere. As a result, all such development projects in the City contribute to the cumulative need for new affordable housing. The fee, when collected, will be placed in a dedicated fund used solely for the design, acquisition, and construction of affordable housing, as well as other related costs, to mitigate the direct and cumulative impacts of new residential development within the City.

The discussion in this subsection of the Fee Study sets forth the purpose of the development impact fee as required by Section 66001(a)(1) of the California Government Code.

B THE USE TO WHICH THE FEE IS TO BE PUT [GOVERNMENT CODE SECTION 66001(A)(2)]

The fee collected will provide revenue to the City to facilitate the design, acquisition, and construction of affordable housing, and related costs necessary to mitigate the direct and cumulative demand for such housing resulting from new residential development in the City. By directly funding these costs, the fee will enhance the quality of life for existing and future City residents and employees and protect their health, safety, and welfare.

C THERE IS A REASONABLE RELATIONSHIP BETWEEN THE FEE'S USE AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE FEE IS IMPOSED (BENEFIT RELATIONSHIP) [GOVERNMENT CODE SECTION 66001(A)(3)]

As discussed in Section A above, it is the projected direct and cumulative effect of future development that has prompted the preparation of this Fee Study. All new residential development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on affordable housing demand and creates the need for more such housing to accommodate growth. The derivation of fee amounts for residential development is explained in detail in Sections IV and V of this Fee Study. These fees will be expended exclusively for the design, acquisition, and construction of new affordable housing, as that is the purpose for which this development impact fee is being collected. As previously stated, all new residential developments create either a direct impact or contribute to the cumulative impact on affordable housing.

For the foregoing reasons, there is a reasonable relationship between the design, acquisition, and construction of affordable housing and new development as required under Section 66001(a)(3) of the Mitigation Fee Act.

D DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE NEED FOR THE PUBLIC FACILITY AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE FEE IS IMPOSED (IMPACT RELATIONSHIP) [GOVERNMENT CODE SECTION 66001(A)(4)]

As previously stated, new residential development within the City, irrespective of location, contributes to the direct and cumulative impacts of development on affordable housing demand and creates the need for new affordable housing to accommodate growth. Moreover, the affordable housing needs identified in Section V are a function of the projected number of residents in the City and do not reflect any unmet needs in existing development.

For the reasons presented herein and in Section V, there is a reasonable relationship between the need for affordable housing and all new development within the City.

E THERE IS A REASONABLE RELATIONSHIP BETWEEN THE AMOUNT OF THE FEE AND THE COST OF THE PUBLIC FACILITIES ATTRIBUTABLE TO THE DEVELOPMENT UPON WHICH THE FEE IS IMPOSED ("ROUGH PROPORTIONALITY" RELATIONSHIP) [GOVERNMENT CODE 66001(B)]

As set forth above, all new residential development in the City impacts existing housing needs. Each individual residential development project, along with its induced employment effects, and the cumulative impacts of all development in the City will adversely affect the need for housing. Thus, imposing a fee to finance new affordable housing is an efficient, practical, and equitable means of ensuring that development proceeds responsibly.

New residential development impacts affordable housing needs directly and cumulatively. The addition of new residents creates spending on existing and new businesses, creating

additional jobs, and a certain number of these new employees will require affordable housing. The proposed fee amounts are roughly proportional to the impacts resulting from new development based on the analyses contained in Section V. Thus, there is a reasonable relationship between the amount of the fee and cost of subsidizing the necessary housing.

F RECENT LEGISLATIVE DEVELOPMENTS

In September 2021, the Governor of California signed Assembly Bill (“AB”) 602 which provides new statewide requirements for local jurisdictions seeking to impose development impact fees on development projects. As stated earlier, the Mitigation Fee Act, AB 1600, establishes specific requirements that local officials must follow in establishing, increasing, or imposing development fees. Specifically, local officials must conduct a “nexus study” to demonstrate a “reasonable relationship” between the fees and the affordable housing to be funded by the fees, and the development project on which the fees are assessed. AB 602 is designed to provide additional guidance on how local agencies comply with their impact fee obligations, which will affect the methodology choice that DTA will use to calculate the fees. Key portions of the bill affecting future DIF calculations are summarized below.

- On or after January 1, 2022, fee justification studies must identify the existing LOS for each public facility, identify the proposed new LOS, and (if the proposed new LOS is greater than the existing LOS) include an explanation of why the new LOS is necessary.
- For housing development projects, nexus studies adopted after July 1, 2022, must calculate the amount of fees based on the square footage of proposed residential units of the development, unless the local agency demonstrates that another metric is more appropriate. The bill would require that a “local agency that calculated fees proportionally to the square footage of the proposed units be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by development.” This would also apply to multi-family residences.
- The bill also requires HCD, on or before January 1, 2024, to create an impact fee nexus study template that may be used by local jurisdictions to calculate their fees. The bill requires that the template includes a method for calculating the feasibility of housing construction at a specified fee level. The template must be completed by 2024, and local jurisdictions will have the option (it will not be required) to use the HCD template.
- The bill authorizes any member of the public, including an applicant for a development project, to submit evidence that the city, county, or other local agency had failed to comply with the Mitigation Fee Act. The bill requires the legislative body of the city, county, or other local agency to consider any timely submitted evidence and authorize the legislative body to change or adjust the proposed fee or fee increase, as specified.

- If a Nexus study supports the increase of an existing fee, the local agency shall review the assumption of the Nexus study supporting the original fee and evaluate the amount of the fees collected under the original fee.
- Large jurisdictions (county population greater than 250,000) and cities within those counties must adopt a capital improvement plan as part of the nexus study.
- Nexus studies shall be updated at least every 8 years from the period beginning January 1, 2023.

Notably, AB 602 does not apply to (i) water and sewer connection and capacity charges, (ii) school fees or Quimby fees for park impacts, and (iii) Mello-Roos Programs or other special taxes. These other fees, taxes, and charges are subject to their own statutory accountability measures.

IV LAND USE AND DEMOGRAPHIC ASSUMPTIONS

A Land Use Definitions and Employment Densities

As previously indicated, the purpose of the Fee Study is to determine the In-Lieu Fee for four (4) land use categories: Single Family Detached, Townhome, Condominium, and Apartment. As a first step, the existing sales prices and monthly rentals were estimated from recent Zillow listings and are summarized in the table below.

Table 1: Residential Development Parameters

Residential Land Use	Average Unit Size	Average Sales Price	Average Monthly Rent
Single Family Detached	3,100	\$1,650,000	NA
Townhome	1,850	\$875,000	NA
Condominium	1,200	\$650,000	NA
Apartment	900	NA	\$2,850

Next, using the valuations above, the average income required to own or rent residential property in each land-use category was estimated. Notably, the analysis assumes a 3-to-1 gross income-to-housing expense ratio, meaning housing costs represent approximately 33% of gross income. Based on this assumption, housing expenses were calculated using a 20% down payment and a 30-year fixed-rate mortgage at 5.00% interest. Additional costs—including insurance, HOA dues, property taxes, and other expenses—were estimated at 2.00% of the projected sales price for each residential land use. The resulting summary of household spending and income levels for each category is provided in the table below.

Table 2: Household Income Assumptions

Residential Land Use	Single Family Detached	Townhome	Condominium	Apartment
Projected Sales Price	\$1,650,000	\$875,000	\$650,000	NA
Average Mortgage (20% Down-Payment)	\$1,320,000	\$700,000	\$520,000	NA
Annual Mortgage (Mortgage Assumptions 5% Rate, 30-Yr Term)	\$85,033	\$45,093	\$33,498	\$34,200 ^[1]
Annual Insurance (For Sale: 2% of Sales Price)	\$33,000	\$17,500	\$13,000	\$0
Total Housing Payments	\$118,033	\$62,593	\$46,498	\$34,200
Average Household Income (3-to-1 Income to Housing Payment Ratio)	\$354,098	\$187,779	\$139,493	\$102,600

[1] For Apartments, the amount represents the annual rental payments, assuming a monthly payment of \$2,850.

After estimating average household income for each residential land use, data from the

Consumer Expenditure Survey were used to calculate average non-housing spending within the City. The survey organizes spending by income bracket and 15 major categories, including Food at Home, Food Away from Home, Alcoholic Beverages, Apparel, and Transportation. For each of these spending categories, DTA estimated the percentage of that spending occurring in the City. For example, DTA estimated that 100% of Food at Home would occur in the City, whereas only 50% of Food Away from Home would occur in the same local area. Based on these assumptions, estimated local expenditures are summarized below. To maintain precision, per-unit annual expenditures were converted to totals based on 100 units, as shown in the table.

Table 3: Estimated Annual Expenditure

Residential Land Use	Single Family Detached	Townhome	Condominium	Apartment
Average Household Income	\$354,098	\$187,779	\$139,493	\$102,600
Expenditures (as a % of Disposable Income)	23.61%	33.24%	37.78%	37.78%
Total Annual Expenditure (Per Unit)	\$83,617	\$62,412	\$52,697	\$38,760
Total Annual Expenditure (100-Unit Development)	\$8,361,692	\$6,241,246	\$5,269,693	\$3,875,968

The additional expenditure by residents, as shown above, is expected to generate jobs, particularly in sectors such as restaurants and retail, which are closely linked to household spending. In order to estimate these employment impacts by industry sector, the analysis utilized IMPLAN, a widely recognized economic modeling tool that models economic impacts using input-output accounting, tracking how changes in final demand ripple through supply chains. The tool estimates effects across more than 400 industry sectors on output, employment, and income, using regional datasets. More specifically, the IMPLAN model was used to allocate household spending across industry sectors, using data from the Consumer Expenditure Survey, to estimate the number of jobs created by increased demand for goods and services from new households (hereafter referred to as “Induced Economic Impacts”). The table below summarizes the estimated job generation for each residential land use.

Table 4: Estimated Number of Jobs Generated

Residential Land Use	Total Expenditure (100-Unit Project)	Induced Jobs per Household	Total Jobs Generated per 100-Unit Project
Single Family Detached	\$8,361,692	0.75	75.36
Townhome	\$6,241,246	0.53	53.20
Condominium	\$5,269,693	0.44	44.39
Apartment	\$3,875,968	0.32	31.79

B Worker Household

Since most households include more than one worker, the Fee Study groups employees generated by each land use into households to determine the total number of worker households generated by each land use type. According to the US Census American Community Survey, as of 2024, the City had 43,814 workers living in households and 29,693 households, averaging approximately 1.48 workers per household. Therefore, the Fee Study estimates the number of employee households generated by each land use by dividing the total number of workers by 1.48. The resulting estimated number of households per 100 units is shown below.

Table 5: Estimated Households per 100 Unit Project

Residential Land Use	Total Jobs Generated per 100-Unit Project	Employees per Household	Total Households (1.48 Employees / Household)
Single Family Detached	75.36	1.48	50.92
Townhome	53.20	1.48	35.95
Condominium	44.39	1.48	29.99
Apartment	31.79	1.48	21.48
Total	204.74	NA	138.34

C Industry Sectors

The employees generated above will likely be engaged in a wide range of occupations. Therefore, the goal of the Fee Study is to estimate the distribution of these new jobs created by residential spending and determine the likely industry sectors associated with such jobs for each of the residential land uses.

These industry sectors are determined based on the North American Industry Classification System (“NAICS”), which assigns numerical codes to each industry sector. NAICS codes group all industries into 22 major industry categories. The table below provides a percentage breakdown of occupations associated with each land use.

Table 6: Percentage Breakdown of Occupations by Land Use

Industries by NAICS Code	Single Family Detached	Condominium	Townhome	Apartment
Management Occupations (11-0000)	8%	8%	8%	8%
Business and Financial Operations Occupations (13-0000)	8%	7%	7%	7%
Computer and Mathematical Occupations (15-0000)	3%	3%	3%	3%
Architecture and Engineering Occupations (17-0000)	1%	1%	1%	1%
Life, Physical, and Social Science Occupations (19-0000)	0%	0%	0%	0%
Community and Social Service Occupations (21-0000)	2%	2%	2%	2%
Legal Occupations (23-0000)	0%	0%	0%	0%
Educational Instruction and Library Occupations (25-0000)	4%	3%	3%	3%
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	2%	2%	2%	2%
Healthcare Practitioners and Technical Occupations (29-0000)	8%	7%	7%	8%
Healthcare Support Occupations (31-0000)	7%	7%	7%	7%
Protective Service Occupations (33-0000)	1%	1%	1%	1%
Food Preparation and Serving Related Occupations (35-0000)	12%	13%	13%	13%
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	4%	4%	4%	3%
Personal Care and Service Occupations (39-0000)	4%	4%	4%	4%
Sales and Related Occupations (41-0000)	8%	8%	8%	8%
Office and Administrative Support Occupations (43-0000)	14%	14%	14%	14%
Farming, Fishing, and Forestry Occupations (45-0000)	0%	0%	0%	0%
Construction and Extraction Occupations (47-0000)	1%	1%	1%	1%
Installation, Maintenance, and Repair Occupations (49-0000)	4%	5%	5%	4%
Production Occupations (51-0000)	2%	2%	2%	2%
Transportation and Material Moving Occupations (53-0000)	6%	7%	7%	7%
Total	100%	100%	100%	100%

Based on the percentage allocations in Table 6, the anticipated number of households by occupation is shown in the table below.

Table 7: Number of Households by Occupation and Land Use

Industries by NAICS Code	Single Family Detached	Condominium	Townhome	Apartment
Management Occupations (11-0000)	4	2	3	2
Business and Financial Operations Occupations (13-0000)	4	2	3	2
Computer and Mathematical Occupations (15-0000)	2	1	1	1
Architecture and Engineering Occupations (17-0000)	0	0	0	0
Life, Physical, and Social Science Occupations (19-0000)	0	0	0	0
Community and Social Service Occupations (21-0000)	1	1	1	1
Legal Occupations (23-0000)	0	0	0	0
Educational Instruction and Library Occupations (25-0000)	2	1	1	1
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	1	1	1	0
Healthcare Practitioners and Technical Occupations (29-0000)	4	2	3	2
Healthcare Support Occupations (31-0000)	3	2	2	2
Protective Service Occupations (33-0000)	0	0	0	0
Food Preparation and Serving Related Occupations (35-0000)	6	4	5	3
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	2	1	1	1
Personal Care and Service Occupations (39-0000)	2	1	2	1
Sales and Related Occupations (41-0000)	4	3	3	2
Office and Administrative Support Occupations (43-0000)	7	4	5	3
Farming, Fishing, and Forestry Occupations (45-0000)	0	0	0	0
Construction and Extraction Occupations (47-0000)	1	0	0	0
Installation, Maintenance, and Repair Occupations (49-0000)	2	1	2	1
Production Occupations (51-0000)	1	1	1	0
Transportation and Material Moving Occupations (53-0000)	3	2	3	1
Total	51	30	36	21

D Income Distribution of Worker Households

The occupational data by household, determined above, provides a framework for estimating household income. DTA utilized the Bureau of Labor Statistics Employment Occupation Statistics that provides earnings data by occupation and includes a distribution of earnings by occupation. Notably, because the City would likely draw employees from areas beyond its boundaries, the analysis was based on data for the San Francisco-Oakland-Fremont Metropolitan Statistical Area (the "MSA").

Table 8: Wage Distribution by Occupation

Wages by Occupation (San Francisco-Oakland-Fremont MSA)	10th percentile wage	25th percentile wage	Median Wage	75 th percentile wage	90 th percentile wage	99 th percentile wage
Management Occupations (11-0000)	\$79,640	\$119,570	\$174,140	\$234,900	\$303,875	\$393,133
Business and Financial Operations Occupations (13-0000)	\$62,200	\$81,470	\$110,180	\$156,260	\$203,650	\$256,140
Computer and Mathematical Occupations (15-0000)	\$82,580	\$124,400	\$165,760	\$204,670	\$226,490	\$301,479
Architecture and Engineering Occupations (17-0000)	\$76,940	\$98,830	\$130,940	\$169,220	\$212,440	\$261,843
Life, Physical, and Social Science Occupations (19-0000)	\$63,280	\$84,510	\$126,190	\$165,260	\$204,860	\$268,887
Community and Social Service Occupations (21-0000)	\$46,850	\$55,900	\$72,290	\$104,450	\$133,290	\$166,774
Legal Occupations (23-0000)	\$61,010	\$93,170	\$156,870	\$231,960	\$338,861	\$446,274
Educational Instruction and Library Occupations (25-0000)	\$43,320	\$50,220	\$73,410	\$102,530	\$136,120	\$176,278
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	\$44,330	\$60,730	\$91,680	\$128,910	\$176,470	\$225,922
Healthcare Practitioners and Technical Occupations (29-0000)	\$61,250	\$91,030	\$137,270	\$197,250	\$232,310	\$337,644
Healthcare Support Occupations (31-0000)	\$35,120	\$35,870	\$36,740	\$48,520	\$69,260	\$66,952
Protective Service Occupations (33-0000)	\$41,520	\$45,160	\$56,490	\$108,780	\$139,410	\$188,279
Food Preparation and Serving Related Occupations (35-0000)	\$35,940	\$37,720	\$42,100	\$47,690	\$59,760	\$63,581
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	\$38,090	\$39,880	\$45,760	\$60,030	\$73,880	\$86,684
Personal Care and Service Occupations (39-0000)	\$35,960	\$38,240	\$43,390	\$55,590	\$74,630	\$80,446
Sales and Related Occupations (41-0000)	\$37,660	\$40,160	\$50,110	\$85,030	\$147,490	\$152,009
Office and Administrative Support Occupations (43-0000)	\$42,800	\$48,480	\$61,090	\$77,730	\$98,550	\$117,606
Farming, Fishing, and Forestry Occupations (45-0000)	\$38,970	\$42,420	\$47,440	\$58,890	\$76,480	\$82,409
Construction and Extraction Occupations (47-0000)	\$49,490	\$61,210	\$79,000	\$109,000	\$138,820	\$171,694
Installation, Maintenance, and Repair Occupations (49-0000)	\$46,100	\$57,210	\$74,870	\$96,730	\$125,890	\$148,094
Production Occupations (51-0000)	\$39,060	\$45,130	\$52,330	\$68,260	\$95,610	\$101,053
Transportation and Material Moving Occupations (53-0000)	\$38,500	\$43,410	\$49,310	\$63,480	\$86,370	\$95,687

Notably, DTA also incorporated the household income limits for extremely low-, very low-, low-, and moderate-income households. Based on the 2025 HUD guidelines for multifamily tax subsidy projects, assuming a 3-person household, the Area Median Income (“AMI”) for Contra Costa County is \$143,900 per household. From this data, other income levels, specifically, extremely low (30%), very low (50%), low (75%), and moderate (100%), were determined.

Table 9: Income Categories – Contra Costa County

Income Category	Household Income (3-Person Household)
Median Income	\$143,800
Extremely Low (30%)	\$43,200
Very Low (50%)	\$71,900
Low (80%)	\$112,550
Moderate (120%)	\$172,600

Data from Tables 8 and 9 were then used to generate the percentage of households within each income category, as shown in the table below.

Table 10: Income Categories across Occupation

Income Categories by Occupation (San Francisco-Oakland-Fremont MSA)	30% AMI	50% AMI	80% AMI	100% AMI	120% AMI	Above 120% AMI	Total
Management Occupations (11-0000)	0.432%	0.288%	1.138%	1.021%	1.050%	4.043%	7.97%
Business and Financial Operations Occupations (13-0000)	0.420%	0.643%	2.127%	0.946%	0.722%	1.203%	6.06%
Computer and Mathematical Occupations (15-0000)	0.069%	0.046%	0.170%	0.198%	0.232%	0.599%	1.31%
Architecture and Engineering Occupations (17-0000)	0.350%	0.233%	1.765%	1.297%	1.109%	1.489%	6.24%
Life, Physical, and Social Science Occupations (19-0000)	0.220%	0.299%	0.878%	0.579%	0.532%	0.717%	3.23%
Community and Social Service Occupations (21-0000)	0.011%	0.049%	0.038%	0.015%	0.009%	0.000%	0.12%
Legal Occupations (23-0000)	0.009%	0.010%	0.022%	0.014%	0.012%	0.054%	0.12%
Educational Instruction and Library Occupations (25-0000)	0.006%	0.023%	0.019%	0.007%	0.004%	0.001%	0.06%
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	0.035%	0.086%	0.112%	0.050%	0.032%	0.040%	0.35%
Healthcare Practitioners and Technical Occupations (29-0000)	0.086%	0.102%	0.277%	0.181%	0.147%	0.433%	1.23%
Healthcare Support Occupations (31-0000)	0.354%	0.203%	0.000%	0.000%	0.000%	0.000%	0.56%
Protective Service Occupations (33-0000)	0.068%	0.165%	0.084%	0.052%	0.022%	0.016%	0.41%
Food Preparation and Serving Related Occupations (35-0000)	0.657%	0.545%	0.000%	0.000%	0.000%	0.000%	1.20%
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	0.287%	0.361%	0.090%	0.000%	0.000%	0.000%	0.74%
Personal Care and Service Occupations (39-0000)	0.151%	0.121%	0.038%	0.000%	0.000%	0.000%	0.31%
Sales and Related Occupations (41-0000)	2.026%	2.065%	1.036%	0.431%	0.679%	0.000%	6.24%
Office and Administrative Support Occupations (43-0000)	0.733%	3.725%	2.123%	0.149%	0.000%	0.000%	6.73%
Farming, Fishing, and Forestry Occupations (45-0000)	0.012%	0.024%	0.006%	0.000%	0.000%	0.000%	0.04%
Construction and Extraction Occupations (47-0000)	0.526%	1.890%	2.295%	0.804%	0.521%	0.000%	6.04%
Installation, Maintenance, and Repair Occupations (49-0000)	0.687%	2.673%	2.834%	0.942%	0.201%	0.000%	7.34%
Production Occupations (51-0000)	6.840%	19.364%	7.835%	0.000%	0.000%	0.000%	34.06%
Transportation and Material Moving Occupations (53-0000)	2.332%	5.436%	1.880%	0.000%	0.000%	0.000%	9.65%
Total	16.31%	38.37%	24.77%	6.68%	5.27%	8.59%	100%

The data in the table above provides an allocation of employees across occupations and income levels. However, to generate estimated employee counts by occupation, the data were realigned to each occupation, as shown in Table 11, to determine the percentage of workers in each occupation who fall within each income level.

Table 11: Distribution of Occupation for Workers by Income Categories

Income Categories by Occupation	30% AMI	50% AMI	80% AMI	100% AMI	120% AMI	Above 120% AMI	Total
Management Occupations (11-0000)	5.42%	3.61%	14.27%	12.80%	13.18%	50.72%	100%
Business and Financial Operations Occupations (13-0000)	6.94%	10.61%	35.09%	15.60%	11.92%	19.84%	100%
Computer and Mathematical Occupations (15-0000)	5.22%	3.48%	12.94%	15.08%	17.64%	45.63%	100%
Architecture and Engineering Occupations (17-0000)	5.61%	3.74%	28.28%	20.78%	17.76%	23.84%	100%
Life, Physical, and Social Science Occupations (19-0000)	6.82%	9.27%	27.22%	17.96%	16.50%	22.23%	100%
Community and Social Service Occupations (21-0000)	9.21%	40.20%	31.10%	12.32%	7.18%	0.00%	100%
Legal Occupations (23-0000)	7.07%	8.01%	18.50%	11.29%	10.35%	44.78%	100%
Educational Instruction and Library Occupations (25-0000)	9.96%	38.41%	32.21%	11.13%	6.45%	1.83%	100%
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	9.73%	24.29%	31.66%	14.01%	9.07%	11.23%	100%
Healthcare Practitioners and Technical Occupations (29-0000)	7.04%	8.32%	22.62%	14.74%	11.99%	35.29%	100%
Healthcare Support Occupations (31-0000)	63.58%	36.42%	0.00%	0.00%	0.00%	0.00%	100%
Protective Service Occupations (33-0000)	16.68%	40.69%	20.70%	12.74%	5.30%	3.89%	100%
Food Preparation and Serving Related Occupations (35-0000)	54.65%	45.35%	0.00%	0.00%	0.00%	0.00%	100%
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	38.86%	49.00%	12.14%	0.00%	0.00%	0.00%	100%
Personal Care and Service Occupations (39-0000)	48.79%	39.06%	12.15%	0.00%	0.00%	0.00%	100%
Sales and Related Occupations (41-0000)	32.49%	33.11%	16.61%	6.91%	10.89%	0.00%	100%
Office and Administrative Support Occupations (43-0000)	10.90%	55.34%	31.55%	2.21%	0.00%	0.00%	100%
Farming, Fishing, and Forestry Occupations (45-0000)	28.59%	57.51%	13.91%	0.00%	0.00%	0.00%	100%
Construction and Extraction Occupations (47-0000)	8.72%	31.31%	38.02%	13.33%	8.64%	0.00%	100%
Installation, Maintenance, and Repair Occupations (49-0000)	9.36%	36.44%	38.62%	12.84%	2.74%	0.00%	100%
Production Occupations (51-0000)	20.08%	56.91%	23.00%	0.00%	0.00%	0.00%	100%
Transportation and Material Moving Occupations (53-0000)	24.18%	56.34%	19.48%	0.00%	0.00%	0.00%	100%

E Worker Households by Income Level

The table below summarizes the worker households for each land use. This data was derived from the distribution of occupations by land use in Table 8 and from the distribution of occupations among workers by income category in Table 11.

Table 12: Distribution of Worker Households by Land Use (100-Unit Project)

Land Use (100-Unit Project)	30% AMI	50% AMI	80% AMI	100% AMI	120% AMI	Above 120% AMI	Total
Single Family Detached	12.06	17.31	10.10	3.45	2.75	5.25	50.92
Townhome	8.75	12.35	6.98	2.36	1.89	3.62	35.95
Condominium	7.30	10.30	5.82	1.97	1.58	3.02	29.99
Apartment	5.21	7.33	4.17	1.42	1.14	2.20	21.48
Total	33.32	47.29	27.07	9.21	7.36	14.10	138.34

V AFFORDABILITY GAP AND IN-LIEU FEE CALCULATION

A Affordability Gap

This section of the Fee Study calculates the cost to house the extremely low-, very low-, low-, and moderate-income households by determining the per unit “financing gap” that a developer would encounter when constructing a for-sale or for-rent project. In other words, the cost to house a lower-income household in a rental unit is the difference between the value of a for-rent affordable unit and the cost to develop that unit. Similarly, the cost to house a lower-income household in a for-sale unit would be the difference between the affordable purchase price for that lower income household and the market value of that unit. Notably, for purposes of this analysis, DTA applied the for-rent affordability gap to 30% AMI and 50% AMI, and the for-sale affordability gap to the 80% AMI and 100% AMI.

Firstly, for the rental affordability gap, the current market-rate rent in the City for a new two-bedroom apartment is approximately \$2,850. According to the 2025 HUD guidelines for multifamily tax subsidy projects, rather than pay market-rate rents, a below 30% AMI household could afford \$1,079 per month, a 30-50% AMI household could afford \$1,798 per month, a 50-80% AMI household could afford \$2,878 per month, and an 80-100% AMI household could afford \$3,596 per month.

Table 13: Monthly Rental Estimates¹

Building Type	Monthly Rent per Unit ¹
Market Rate Unit	\$2,850
Below 30% AMI – Affordable Unit	\$1,079
30-50% AMI – Affordable Unit	\$1,798
50-80% AMI – Affordable Unit	\$2,878
80-100% AMI – Affordable Unit	\$3,596

Notes:

1. Market-rate rents were sourced from Zillow listings for the City as of November 2025. Affordable rents were obtained from the U.S. Department of Housing and Urban Development Multifamily Tax Subsidy Rents for Contra Costa County.

Utilizing the rental incomes above, the estimated valuation for units applicable to each income tier was determined based on the Net Operating Income (“NOI”) (i.e., rental income less operating expenses and vacancy) and a cap rate for for-rent developments. Notably, assumed vacancy rates and the cap rates were based on current market snapshots from CoStar Property. DTA also assumed that Low-Income Housing Tax Credits (“LIHTCs”), in the form of 4% Tax Credit Financing, would be available as a partial subsidy for developing rental units for households at or below 30% AMI. Finally, the actual development cost for these rental units was estimated using data from recent LIHTC applications for projects in the City.

Table 14a: Affordability Gap – For-Rent

Development Category	For Rent Product Affordable 30 AMI	For Rent Product Affordable 50 AMI	For Rent Product Affordable 80 AMI	For Rent Product Affordable 100 AMI
Rental Limits	\$1,079	\$1,798	\$2,878	\$3,596
Gross Annual Rent	\$12,948	\$21,576	\$34,536	\$43,152
Less: Vacancies	(\$583)	(\$971)	(\$1,554)	(\$1,942)
Less: Operating Expenses	(\$5,500)	(\$5,500)	(\$5,500)	(\$5,500)
Projected Net Revenue	\$6,865	\$15,105	\$27,482	\$35,710
Cap Rate	4.90%	4.90%	4.90%	4.90%
Estimated Valuation	\$140,109	\$308,267	\$560,855	\$728,779
Direct Construction Costs	(\$543,100)	(\$543,100)	(\$543,100)	(\$543,100)
Tax Credits	4%	N/A	N/A	N/A
Eligible Basis (75%)	\$407,325	\$0	\$0	\$0
Tax Credit Financing	\$162,930	\$0	\$0	\$0
Net Construction Cost	(\$380,170)	(\$543,100)	(\$543,100)	(\$543,100)
Affordability Gap	(\$240,061)	(\$234,833)	\$0	\$0

For the for-sale affordability gap, the current market sale price for a condominium unit is approximately \$650,000. According to the 2025 HUD guidelines for multifamily tax subsidy projects, the annual income limit for a below 30% AMI household is \$43,170, \$71,950 for a 30-50% AMI household, \$115,120 for a 50-80% AMI household, and \$143,900 for an 80-100% AMI household.

Using the income limits above, the home purchasing potential was determined for each income category. Notably, the analysis assumes a 3-to-1 gross income-to-housing expense ratio, meaning housing costs represent approximately 33% of gross income. Based on this assumption, purchase price was calculated using a 30-year fixed-rate mortgage at 5.50% interest. Additional costs—including insurance, HOA dues, property taxes, and other expenses—were estimated at 25% of the housing cost.

Table 14b: Affordability Gap – For-Sale

Development Category	For Rent Product Affordable 30 AMI	For Rent Product Affordable 50 AMI	For Rent Product Affordable 80 AMI	For Rent Product Affordable 100 AMI
Income Limits	\$43,170	\$71,950	\$115,120	\$143,900
Household Payments (3-to-1)	\$14,390	\$23,983	\$38,373	\$47,967
Annual Taxes and Insurance (25% of Income)	\$3,598	\$5,996	\$9,593	\$11,992
Annual Mortgage Payment	\$10,793	\$17,988	\$28,780	\$35,975
Home Purchase Potential (5.5% Coupon/ 30 Yr Term)	\$156,855	\$261,426	\$418,281	\$522,851
Average Sales Price (Condominium)	\$650,000	\$650,000	\$650,000	\$650,000
Affordability Gap (Condominiums) [1]	NA	NA	(\$231,719)	(\$127,149)

[1] Affordability Gap on For-Sale property only applies to 80% and 100% AMI levels, since other income levels were included in the For-Rent analysis. Additionally, affordability is only analyzed for condominium property as that is assumed to be land use with the lowest price point.

B Fee Calculation

To determine the In-Lieu Fee, the per-affordable-unit financing gap for each income level is applied to the total housing need for that income level within each residential land use. The result is the “maximum fee” because it is directly derived from the nexus analysis described above (i.e., new residential development generating new jobs, creating new worker households, and a cost to provide new affordable rental housing units to these same households).

Table 15: Maximum Justifiable Fees

Land Use (100-Unit Project)	30% AMI	50% AMI	80% AMI	100% AMI	120% AMI	Above 120% AMI	Total
Single Family Detached	12.06	17.31	10.10	3.45	2.75	5.25	50.92
Townhome	8.75	12.35	6.98	2.36	1.89	3.62	35.95
Condominium	7.30	10.30	5.82	1.97	1.58	3.02	29.99
Apartment	5.21	7.33	4.17	1.42	1.14	2.20	21.48
Total`	33.32	47.29	27.07	9.21	7.36	14.10	138.34
Affordability Gap	\$240,061.02	\$234,833.06	\$231,718.81	\$127,148.52	NA	NA	NA
Single Family Detached	\$28,956.78	\$40,660.39	\$23,400.43	\$4,386.10	\$0.00	\$0.00	\$97,404
Townhome	\$20,998.98	\$28,995.94	\$16,165.45	\$3,003.36	\$0.00	\$0.00	\$69,164
Condominium	\$17,519.11	\$24,190.85	\$13,486.57	\$2,505.65	\$0.00	\$0.00	\$57,702
Apartment	\$12,506.30	\$17,206.94	\$9,668.94	\$1,811.80	\$0.00	\$0.00	\$41,194

The totals represent the ceiling for impact fees on new residential development to mitigate their effects on affordable housing demand. These figures are not recommendations; they indicate only the maximums determined by this analysis.

VI FEE IMPLEMENTATION

A Administering a Fee Program

Implementing a fee program requires significant planning and training; therefore, it should be conducted efficiently and frequently. A well-designed program can generate sufficient funds to offset development impacts, while a poorly structured one risks underfunding and reliance on the General Fund—or overcharging, which could lead to legal challenges or refund obligations.

All involved staff—across accounting, budgeting, and project management—must understand the distinction between In-Lieu fees and other types of fees, along with the rules governing how fee revenues can be used. The fees proposed in this report are tied to a specific purpose and must be spent accordingly.

B Indexing the In-Lieu Fee

The fees presented in this Fee Study are based on current construction costs and should be adjusted annually to account for inflation, as construction costs ultimately impact the cost of providing or subsidizing affordable housing. Therefore, DTA recommends that, after adoption, the fee be reviewed annually and adjusted using a reliable index, such as the ENR BCI, which is generally used as the primary basis for indexing construction costs.

C Phase-In Schedule for Fee

A key component of adopting this Fee will be the effective date on which the Fee becomes active. One approach adopted by cities is to set a future effective date and/or waive fees for current projects that are in the development pipeline. Other approaches include a phased-in period of 1-2 years, during which the fee is set at 50% for the first year of applicability, rising to 100% after 12 months.

D Waivers, Exemptions, and Refunds Overview

The California Government Code permits impact fee exemptions for certain land uses at the discretion of local jurisdictions. Such fee exemptions are a policy matter that should be based on the consideration of the greater public good provided by this specific use being exempted from the impact fee. The following are considerations regarding waivers, exemptions, or refunds.

- **Affordable housing:** Most cities waive fees for projects that are 100% affordable housing;
- **Alternatives to Fees:** Many cities allow developers to provide housing units or donate land instead of paying fees;
- **Public Projects:** Fees are typically waived for publicly-owned developments;
- **Special Land Uses:** Some cities offer waivers for non-profit buildings, religious institutions, educational facilities (both public and private), and similar land uses;

- **Small Buildings:** Certain cities exempt smaller buildings from fees, for example, accessory dwelling units or commercial buildings under 25,000 square feet;
- **Policy-Driven Reductions:** To support broader policy goals, many cities reduce or exempt fees for specific types of development.

APPENDIX A

City of San Ramon
Affordable Housing In-Lieu Fee Justification Study

FEE CALCULATION

Appendix A City of San Ramon Affordable Housing Analysis Residential Fee Calculation

Prototype Residential Units

Unit Type	Average Unit Size	Average # of Bedrooms	Average Sales Price	Average Monthly Rent
Single Family Detached	3,100	4	\$1,650,000	
Townhome	1,850	3	\$875,000	
Condominium	1,200	2	\$650,000	
Apartment	900	1.5		\$2,850

^[1] Source: Zillow. Summary statistics for City of San Ramon.

Household Income & Expenditure

Unit Type	Household Income	% Income on Expenditures	Total Expenditures
Single Family Detached	\$354,098	23.61%	\$83,617
Townhome	\$187,779	33.24%	\$62,412
Condominium	\$139,493	37.78%	\$52,697
Apartment	\$102,600	37.78%	\$38,760

**Appendix A
City of San Ramon
Affordable Housing Analysis
Residential Fee Calculation**

100-Unit Hypothetical Project

Unit Type	Number of Units	Total Expenditures per Household	Total Expenditures
Single Family Detached	100	\$83,617	\$8,361,692
Townhome	100	\$62,412	\$6,241,246
Condominium	100	\$52,697	\$5,269,693
Apartment	100	\$38,760	\$3,875,968

IMPLAN Job Generation (100-Unit Project)

Unit Type	Total Expenditures	Induced Jobs per Unit	Total Jobs Created per 100-Unit Project
Single Family Detached	\$8,361,692	0.75	75.36
Townhome	\$6,241,246	0.53	53.20
Condominium	\$5,269,693	0.44	44.39
Apartment	\$3,875,968	0.32	31.79

**Appendix A
City of San Ramon
Affordable Housing Analysis
Residential Fee Calculation**

Residential Unit Demand Impacts (100-Unit Project)

Unit Type	Total Jobs Created per 100-Unit Project	Employees per Household	Estimated Employee Households
Single Family Detached	75.36	1.48	50.92
Townhome	53.20	1.48	35.95
Condominium	44.39	1.48	29.99
Apartment	31.79	1.48	21.48
	204.74	NA	138.34

Residential Unit Demand Impacts (100-Unit Project)

Unit Type	30% Area Median Income	50% Area Median Income	80% Area Median Income	100% Area Median Income	120% Area Median Income	Above 120% Area Median Income	Total
Single Family Detached	12.06	17.31	10.10	3.45	2.75	5.25	50.92
Townhome	8.75	12.35	6.98	2.36	1.89	3.62	35.95
Condominium	7.30	10.30	5.82	1.97	1.58	3.02	29.99
Apartment	5.21	7.33	4.17	1.42	1.14	2.20	21.48
	33.32	47.29	27.07	9.21	7.36	14.10	138.34

Appendix A
City of San Ramon
Affordable Housing Analysis
Residential Fee Calculation

Residential Unit Demand Impacts

Unit Type	30% Area Median Income	50% Area Median Income	80% Area Median Income	100% Area Median Income	120% Area Median Income	Above 120% Area Median Income	Total
Single Family Detached	23.7%	34.0%	19.8%	6.8%	5.4%	10.3%	100%
Townhome	24.3%	34.3%	19.4%	6.6%	5.3%	10.1%	100%
Condominium	24.3%	34.3%	19.4%	6.6%	5.3%	10.1%	100%
Apartment	24.3%	34.1%	19.4%	6.6%	5.3%	10.3%	100%

Residential Unit Demand Impacts (Per Unit)

Unit Type	30% Area Median Income	50% Area Median Income	80% Area Median Income	100% Area Median Income	120% Area Median Income	Above 120% Area Median Income	Total
Single Family Detached	0.1206	0.1731	0.1010	0.0345	0.0275	0.0525	0.5092
Townhome	0.0875	0.1235	0.0698	0.0236	0.0189	0.0362	0.3595
Condominium	0.0730	0.1030	0.0582	0.0197	0.0158	0.0302	0.2999
Apartment	0.0521	0.0733	0.0417	0.0142	0.0114	0.0220	0.2148

**Appendix A
City of San Ramon
Affordable Housing Analysis
Residential Fee Calculation**

Unit Type	Basis	30% Area Median Income	50% Area Median Income	80% Area Median Income	100% Area Median Income	Maximum Justifiable Fee (per Unit)	Maximum Justifiable Fee (per Sq. Ft.)
Affordability Gap - Rental (Apartment)		\$240,061.02	\$234,833.06	NA	NA		
Affordability Gap - For Sale (Condominium)		NA	NA	\$231,718.81	\$127,148.52		
Single Family Detached	Per Unit	\$28,956.78	\$40,660.39	\$23,400.43	\$4,386.10	\$97,404	\$31.42
Townhome	Per Unit	\$20,998.98	\$28,995.94	\$16,165.45	\$3,003.36	\$69,164	\$37.39
Condominium	Per Unit	\$17,519.11	\$24,190.85	\$13,486.57	\$2,505.65	\$57,702	\$48.09
Apartment	Per Unit	\$12,506.30	\$17,206.94	\$9,668.80	\$1,811.80	\$41,194	\$45.77

APPENDIX B

City of San Ramon
Affordable Housing In-Lieu Fee Justification Study

OCCUPATIONAL STATISTICS

Appendix B
City of San Ramon
Affordable Housing Analysis
Occupational Statistics (Residential)

Occupations (SOC Codes)	Occupation Distribution by Land Use			
	<i>Single Family Detached</i>	<i>Condominium</i>	<i>Townhome</i>	<i>Apartment</i>
Management Occupations (11-0000)	8%	8%	8%	8%
Business and Financial Operations Occupations (13-0000)	8%	7%	7%	7%
Computer and Mathematical Occupations (15-0000)	3%	3%	3%	3%
Architecture and Engineering Occupations (17-0000)	1%	1%	1%	1%
Life, Physical, and Social Science Occupations (19-0000)	0%	0%	0%	0%
Community and Social Service Occupations (21-0000)	2%	2%	2%	2%
Legal Occupations (23-0000)	0%	0%	0%	0%
Educational Instruction and Library Occupations (25-0000)	4%	3%	3%	3%
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	2%	2%	2%	2%
Healthcare Practitioners and Technical Occupations (29-0000)	8%	7%	7%	8%
Healthcare Support Occupations (31-0000)	7%	7%	7%	7%
Protective Service Occupations (33-0000)	1%	1%	1%	1%
Food Preparation and Serving Related Occupations (35-0000)	12%	13%	13%	13%
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	4%	4%	4%	3%
Personal Care and Service Occupations (39-0000)	4%	4%	4%	4%
Sales and Related Occupations (41-0000)	8%	8%	8%	8%
Office and Administrative Support Occupations (43-0000)	14%	14%	14%	14%
Farming, Fishing, and Forestry Occupations (45-0000)	0%	0%	0%	0%
Construction and Extraction Occupations (47-0000)	1%	1%	1%	1%
Installation, Maintenance, and Repair Occupations (49-0000)	4%	5%	5%	4%
Production Occupations (51-0000)	2%	2%	2%	2%
Transportation and Material Moving Occupations (53-0000)	6%	7%	7%	7%
Total	100%	100%	100%	100%

Appendix B
City of San Ramon
Affordable Housing Analysis
Occupational Statistics (Residential)

Occupations (SOC Codes)	Households by Occupation & Land Use			
	<i>Single Family Detached</i>	<i>Condominium</i>	<i>Townhome</i>	<i>Apartment</i>
Management Occupations (11-0000)	4	2	3	2
Business and Financial Operations Occupations (13-0000)	4	2	3	2
Computer and Mathematical Occupations (15-0000)	2	1	1	1
Architecture and Engineering Occupations (17-0000)	0	0	0	0
Life, Physical, and Social Science Occupations (19-0000)	0	0	0	0
Community and Social Service Occupations (21-0000)	1	1	1	1
Legal Occupations (23-0000)	0	0	0	0
Educational Instruction and Library Occupations (25-0000)	2	1	1	1
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	1	1	1	0
Healthcare Practitioners and Technical Occupations (29-0000)	4	2	3	2
Healthcare Support Occupations (31-0000)	3	2	2	2
Protective Service Occupations (33-0000)	0	0	0	0
Food Preparation and Serving Related Occupations (35-0000)	6	4	5	3
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	2	1	1	1
Personal Care and Service Occupations (39-0000)	2	1	2	1
Sales and Related Occupations (41-0000)	4	3	3	2
Office and Administrative Support Occupations (43-0000)	7	4	5	3
Farming, Fishing, and Forestry Occupations (45-0000)	0	0	0	0
Construction and Extraction Occupations (47-0000)	1	0	0	0
Installation, Maintenance, and Repair Occupations (49-0000)	2	1	2	1
Production Occupations (51-0000)	1	1	1	0
Transportation and Material Moving Occupations (53-0000)	3	2	3	1
Total	51	30	36	21

Appendix B
City of San Ramon
Affordable Housing Analysis
Occupational Statistics (Residential)

Distribution of Occupations for Households by Income Level

Occupations (SOC Codes)	30% Area Median Income	50% Area Median Income	80% Area Median Income	100% Area Median Income	120% Area Median Income	Above 120% Area Median Income
Management Occupations (11-0000)	5.42%	3.61%	14.27%	12.80%	13.18%	50.72%
Business and Financial Operations Occupations (13-0000)	6.94%	10.61%	35.09%	15.60%	11.92%	19.84%
Computer and Mathematical Occupations (15-0000)	5.22%	3.48%	12.94%	15.08%	17.64%	45.63%
Architecture and Engineering Occupations (17-0000)	5.61%	3.74%	28.28%	20.78%	17.76%	23.84%
Life, Physical, and Social Science Occupations (19-0000)	6.82%	9.27%	27.22%	17.96%	16.50%	22.23%
Community and Social Service Occupations (21-0000)	9.21%	40.20%	31.10%	12.32%	7.18%	0.00%
Legal Occupations (23-0000)	7.07%	8.01%	18.50%	11.29%	10.35%	44.78%
Educational Instruction and Library Occupations (25-0000)	9.96%	38.41%	32.21%	11.13%	6.45%	1.83%
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	9.73%	24.29%	31.66%	14.01%	9.07%	11.23%
Healthcare Practitioners and Technical Occupations (29-0000)	7.04%	8.32%	22.62%	14.74%	11.99%	35.29%
Healthcare Support Occupations (31-0000)	63.58%	36.42%	0.00%	0.00%	0.00%	0.00%
Protective Service Occupations (33-0000)	16.68%	40.69%	20.70%	12.74%	5.30%	3.89%
Food Preparation and Serving Related Occupations (35-0000)	54.65%	45.35%	0.00%	0.00%	0.00%	0.00%
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	38.86%	49.00%	12.14%	0.00%	0.00%	0.00%
Personal Care and Service Occupations (39-0000)	48.79%	39.06%	12.15%	0.00%	0.00%	0.00%
Sales and Related Occupations (41-0000)	32.49%	33.11%	16.61%	6.91%	10.89%	0.00%
Office and Administrative Support Occupations (43-0000)	10.90%	55.34%	31.55%	2.21%	0.00%	0.00%
Farming, Fishing, and Forestry Occupations (45-0000)	28.59%	57.51%	13.91%	0.00%	0.00%	0.00%
Construction and Extraction Occupations (47-0000)	8.72%	31.31%	38.02%	13.33%	8.64%	0.00%
Installation, Maintenance, and Repair Occupations (49-0000)	9.36%	36.44%	38.62%	12.84%	2.74%	0.00%
Production Occupations (51-0000)	20.08%	56.91%	23.00%	0.00%	0.00%	0.00%
Transportation and Material Moving Occupations (53-0000)	24.18%	56.34%	19.48%	0.00%	0.00%	0.00%
Total	NA	NA	NA	NA	NA	NA

**Appendix B
City of San Ramon
Affordable Housing Analysis
Occupational Statistics (Residential)**

Occupations (SOC Codes)	30% AMI Households by Occupation & Land Use			
	<i>Single Family Detached</i>	<i>Condominium</i>	<i>Townhome</i>	<i>Apartment</i>
Management Occupations (11-0000)	0.218	0.127	0.152	0.091
Business and Financial Operations Occupations (13-0000)	0.271	0.148	0.178	0.106
Computer and Mathematical Occupations (15-0000)	0.081	0.047	0.056	0.033
Architecture and Engineering Occupations (17-0000)	0.016	0.010	0.012	0.007
Life, Physical, and Social Science Occupations (19-0000)	0.016	0.009	0.010	0.006
Community and Social Service Occupations (21-0000)	0.113	0.064	0.077	0.047
Legal Occupations (23-0000)	0.014	0.007	0.009	0.005
Educational Instruction and Library Occupations (25-0000)	0.221	0.094	0.112	0.068
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	0.087	0.054	0.065	0.036
Healthcare Practitioners and Technical Occupations (29-0000)	0.272	0.158	0.190	0.123
Healthcare Support Occupations (31-0000)	2.150	1.260	1.510	0.979
Protective Service Occupations (33-0000)	0.080	0.048	0.058	0.033
Food Preparation and Serving Related Occupations (35-0000)	3.338	2.123	2.544	1.472
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	0.693	0.416	0.498	0.288
Personal Care and Service Occupations (39-0000)	1.065	0.636	0.762	0.433
Sales and Related Occupations (41-0000)	1.357	0.821	0.984	0.581
Office and Administrative Support Occupations (43-0000)	0.782	0.444	0.532	0.321
Farming, Fishing, and Forestry Occupations (45-0000)	0.026	0.018	0.021	0.012
Construction and Extraction Occupations (47-0000)	0.054	0.036	0.043	0.025
Installation, Maintenance, and Repair Occupations (49-0000)	0.207	0.126	0.152	0.090
Production Occupations (51-0000)	0.204	0.132	0.158	0.091
Transportation and Material Moving Occupations (53-0000)	0.796	0.520	0.623	0.361
Total	12.062	7.298	8.747	5.210

Appendix B
City of San Ramon
Affordable Housing Analysis
Occupational Statistics (Residential)

Occupations (SOC Codes)	50% AMI Households by Occupation & Land Use			
	<i>Single Family Detached</i>	<i>Condominium</i>	<i>Townhome</i>	<i>Apartment</i>
Management Occupations (11-0000)	0.145	0.084	0.101	0.060
Business and Financial Operations Occupations (13-0000)	0.415	0.227	0.272	0.163
Computer and Mathematical Occupations (15-0000)	0.054	0.031	0.037	0.022
Architecture and Engineering Occupations (17-0000)	0.011	0.007	0.008	0.005
Life, Physical, and Social Science Occupations (19-0000)	0.021	0.012	0.014	0.009
Community and Social Service Occupations (21-0000)	0.493	0.279	0.334	0.207
Legal Occupations (23-0000)	0.015	0.008	0.010	0.006
Educational Instruction and Library Occupations (25-0000)	0.854	0.362	0.434	0.262
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	0.218	0.134	0.161	0.091
Healthcare Practitioners and Technical Occupations (29-0000)	0.321	0.187	0.224	0.145
Healthcare Support Occupations (31-0000)	1.231	0.722	0.865	0.561
Protective Service Occupations (33-0000)	0.196	0.118	0.141	0.079
Food Preparation and Serving Related Occupations (35-0000)	2.770	1.761	2.111	1.222
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	0.874	0.524	0.628	0.363
Personal Care and Service Occupations (39-0000)	0.853	0.509	0.610	0.346
Sales and Related Occupations (41-0000)	1.383	0.837	1.003	0.592
Office and Administrative Support Occupations (43-0000)	3.972	2.254	2.702	1.628
Farming, Fishing, and Forestry Occupations (45-0000)	0.053	0.036	0.043	0.025
Construction and Extraction Occupations (47-0000)	0.195	0.130	0.156	0.090
Installation, Maintenance, and Repair Occupations (49-0000)	0.806	0.492	0.590	0.350
Production Occupations (51-0000)	0.577	0.374	0.449	0.259
Transportation and Material Moving Occupations (53-0000)	1.856	1.212	1.453	0.841
Total	17.315	10.301	12.347	7.327

Appendix B
City of San Ramon
Affordable Housing Analysis
Occupational Statistics (Residential)

Occupations (SOC Codes)	80% AMI Households by Occupation & Land Use			
	<i>Single Family Detached</i>	<i>Condominium</i>	<i>Townhome</i>	<i>Apartment</i>
Management Occupations (11-0000)	0.574	0.334	0.400	0.239
Business and Financial Operations Occupations (13-0000)	1.372	0.750	0.899	0.538
Computer and Mathematical Occupations (15-0000)	0.200	0.116	0.139	0.082
Architecture and Engineering Occupations (17-0000)	0.082	0.052	0.062	0.036
Life, Physical, and Social Science Occupations (19-0000)	0.062	0.035	0.042	0.025
Community and Social Service Occupations (21-0000)	0.381	0.216	0.259	0.160
Legal Occupations (23-0000)	0.036	0.020	0.023	0.014
Educational Instruction and Library Occupations (25-0000)	0.716	0.304	0.364	0.220
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	0.284	0.175	0.210	0.118
Healthcare Practitioners and Technical Occupations (29-0000)	0.872	0.508	0.609	0.395
Healthcare Support Occupations (31-0000)	0.000	0.000	0.000	0.000
Protective Service Occupations (33-0000)	0.099	0.060	0.072	0.040
Food Preparation and Serving Related Occupations (35-0000)	0.000	0.000	0.000	0.000
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	0.217	0.130	0.156	0.090
Personal Care and Service Occupations (39-0000)	0.265	0.158	0.190	0.108
Sales and Related Occupations (41-0000)	0.694	0.420	0.503	0.297
Office and Administrative Support Occupations (43-0000)	2.264	1.285	1.540	0.928
Farming, Fishing, and Forestry Occupations (45-0000)	0.013	0.009	0.010	0.006
Construction and Extraction Occupations (47-0000)	0.237	0.158	0.190	0.110
Installation, Maintenance, and Repair Occupations (49-0000)	0.855	0.522	0.626	0.371
Production Occupations (51-0000)	0.233	0.151	0.181	0.105
Transportation and Material Moving Occupations (53-0000)	0.642	0.419	0.502	0.291
Total	10.099	5.820	6.976	4.173

Appendix B
City of San Ramon
Affordable Housing Analysis
Occupational Statistics (Residential)

Occupations (SOC Codes)	100% AMI Households by Occupation & Land Use			
	<i>Single Family Detached</i>	<i>Condominium</i>	<i>Townhome</i>	<i>Apartment</i>
Management Occupations (11-0000)	0.515	0.299	0.359	0.214
Business and Financial Operations Occupations (13-0000)	0.610	0.333	0.400	0.239
Computer and Mathematical Occupations (15-0000)	0.233	0.135	0.162	0.095
Architecture and Engineering Occupations (17-0000)	0.060	0.038	0.046	0.026
Life, Physical, and Social Science Occupations (19-0000)	0.041	0.023	0.028	0.017
Community and Social Service Occupations (21-0000)	0.151	0.085	0.102	0.063
Legal Occupations (23-0000)	0.022	0.012	0.014	0.008
Educational Instruction and Library Occupations (25-0000)	0.248	0.105	0.126	0.076
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	0.126	0.078	0.093	0.052
Healthcare Practitioners and Technical Occupations (29-0000)	0.568	0.331	0.397	0.257
Healthcare Support Occupations (31-0000)	0.000	0.000	0.000	0.000
Protective Service Occupations (33-0000)	0.061	0.037	0.044	0.025
Food Preparation and Serving Related Occupations (35-0000)	0.000	0.000	0.000	0.000
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	0.000	0.000	0.000	0.000
Personal Care and Service Occupations (39-0000)	0.000	0.000	0.000	0.000
Sales and Related Occupations (41-0000)	0.289	0.175	0.209	0.124
Office and Administrative Support Occupations (43-0000)	0.159	0.090	0.108	0.065
Farming, Fishing, and Forestry Occupations (45-0000)	0.000	0.000	0.000	0.000
Construction and Extraction Occupations (47-0000)	0.083	0.055	0.066	0.038
Installation, Maintenance, and Repair Occupations (49-0000)	0.284	0.174	0.208	0.123
Production Occupations (51-0000)	0.000	0.000	0.000	0.000
Transportation and Material Moving Occupations (53-0000)	0.000	0.000	0.000	0.000
Total	3.450	1.971	2.362	1.425

Appendix B
City of San Ramon
Affordable Housing Analysis
Occupational Statistics (Residential)

Occupations (SOC Codes)	120% AMI Households by Occupation & Land Use			
	<i>Single Family Detached</i>	<i>Condominium</i>	<i>Townhome</i>	<i>Apartment</i>
Management Occupations (11-0000)	0.530	0.308	0.369	0.221
Business and Financial Operations Occupations (13-0000)	0.466	0.255	0.305	0.183
Computer and Mathematical Occupations (15-0000)	0.273	0.158	0.190	0.112
Architecture and Engineering Occupations (17-0000)	0.051	0.033	0.039	0.023
Life, Physical, and Social Science Occupations (19-0000)	0.038	0.021	0.025	0.015
Community and Social Service Occupations (21-0000)	0.088	0.050	0.060	0.037
Legal Occupations (23-0000)	0.020	0.011	0.013	0.008
Educational Instruction and Library Occupations (25-0000)	0.143	0.061	0.073	0.044
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	0.081	0.050	0.060	0.034
Healthcare Practitioners and Technical Occupations (29-0000)	0.462	0.269	0.323	0.209
Healthcare Support Occupations (31-0000)	0.000	0.000	0.000	0.000
Protective Service Occupations (33-0000)	0.025	0.015	0.018	0.010
Food Preparation and Serving Related Occupations (35-0000)	0.000	0.000	0.000	0.000
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	0.000	0.000	0.000	0.000
Personal Care and Service Occupations (39-0000)	0.000	0.000	0.000	0.000
Sales and Related Occupations (41-0000)	0.455	0.275	0.330	0.195
Office and Administrative Support Occupations (43-0000)	0.000	0.000	0.000	0.000
Farming, Fishing, and Forestry Occupations (45-0000)	0.000	0.000	0.000	0.000
Construction and Extraction Occupations (47-0000)	0.054	0.036	0.043	0.025
Installation, Maintenance, and Repair Occupations (49-0000)	0.061	0.037	0.044	0.026
Production Occupations (51-0000)	0.000	0.000	0.000	0.000
Transportation and Material Moving Occupations (53-0000)	0.000	0.000	0.000	0.000
Total	2.747	1.579	1.893	1.141

Appendix B
City of San Ramon
Affordable Housing Analysis
Occupational Statistics (Residential)

Occupations (SOC Codes)	Above 120% AMI Households by Occupation & Land Use			
	<i>Single Family Detached</i>	<i>Condominium</i>	<i>Townhome</i>	<i>Apartment</i>
Management Occupations (11-0000)	2.039	1.185	1.421	0.849
Business and Financial Operations Occupations (13-0000)	0.776	0.424	0.508	0.304
Computer and Mathematical Occupations (15-0000)	0.706	0.409	0.491	0.289
Architecture and Engineering Occupations (17-0000)	0.069	0.044	0.053	0.030
Life, Physical, and Social Science Occupations (19-0000)	0.051	0.029	0.034	0.021
Community and Social Service Occupations (21-0000)	0.000	0.000	0.000	0.000
Legal Occupations (23-0000)	0.086	0.047	0.057	0.034
Educational Instruction and Library Occupations (25-0000)	0.041	0.017	0.021	0.013
Arts, Design, Entertainment, Sports, and Media Occupations (27-0000)	0.101	0.062	0.075	0.042
Healthcare Practitioners and Technical Occupations (29-0000)	1.361	0.793	0.950	0.616
Healthcare Support Occupations (31-0000)	0.000	0.000	0.000	0.000
Protective Service Occupations (33-0000)	0.019	0.011	0.014	0.008
Food Preparation and Serving Related Occupations (35-0000)	0.000	0.000	0.000	0.000
Building and Grounds Cleaning and Maintenance Occupations (37-0000)	0.000	0.000	0.000	0.000
Personal Care and Service Occupations (39-0000)	0.000	0.000	0.000	0.000
Sales and Related Occupations (41-0000)	0.000	0.000	0.000	0.000
Office and Administrative Support Occupations (43-0000)	0.000	0.000	0.000	0.000
Farming, Fishing, and Forestry Occupations (45-0000)	0.000	0.000	0.000	0.000
Construction and Extraction Occupations (47-0000)	0.000	0.000	0.000	0.000
Installation, Maintenance, and Repair Occupations (49-0000)	0.000	0.000	0.000	0.000
Production Occupations (51-0000)	0.000	0.000	0.000	0.000
Transportation and Material Moving Occupations (53-0000)	0.000	0.000	0.000	0.000
Total	5.248	3.022	3.622	2.205

APPENDIX C

City of San Ramon
Affordable Housing In-Lieu Fee Justification Study

AFFORDABILITY GAP ANALYSIS

Appendix C
City of San Ramon
Affordable Housing Gap Analysis

Development Category or Development Description	Assumptions		For Rent Product Affordable 30 AMI	For Rent Product Affordable 50 AMI	For Rent Product Affordable 80 AMI	For Rent Product Affordable 100 AMI
Units	1	<i>[a]</i>	1	1	1	1
Unit Size	1,100	<i>[b]</i>	1,100	1,100	1,100	1,100
Rentable Sq. Ft.		<i>[c] = [a] x [b]</i>	1,100	1,100	1,100	1,100
Rental Assumptions						
Monthly Rental (Per Unit) ^[1]		<i>[d]</i>	\$1,079	\$1,798	\$2,878	\$3,596
Monthly Rental (Per Sq. Ft.)		<i>[e] = [d] / [b]</i>	\$0.98	\$1.63	\$2.62	\$3.27
Revenue Assumptions						
Gross Annual Revenue		<i>[f] = [c] x [e]</i>	\$12,948	\$21,576	\$34,536	\$43,152
Less: Vacancies ^[2]	4.50%		(\$583)	(\$971)	(\$1,554)	(\$1,942)
Less: Operating Costs ^[3]	\$5,500.00	<i>per Unit per Year</i>	(\$5,500)	(\$5,500)	(\$5,500)	(\$5,500)
Net Annual Revenue		<i>[g]</i>	\$6,865	\$15,105	\$27,482	\$35,710
Valuation Assumptions						
Assumed Cap Rate ^[2]	4.90%	<i>[h]</i>	4.90%	4.90%	4.90%	4.90%
Estimated Valuation		<i>[i] = [g] / [h]</i>	\$140,109	\$308,267	\$560,855	\$728,779
Estimated Development Cost		<i>[j]</i>	\$543,100	\$543,100	\$543,100	\$543,100
Tax Credit Financing						
Eligible Basis	75%	<i>[k] = [j] x 75%</i>	\$407,325	\$407,325	\$407,325	\$0
Tax Credit		<i>[l]</i>	4%	0%	0%	
Estimated Tax Credit Financing		<i>[m] = [k] x [l] x 10</i>	\$162,930	\$0	\$0	\$0
Affordability Gap		<i>[n] = [i] - [j] - [m]</i>	\$240,061	\$234,833	\$0	\$0

^[1] Market rates based on listings of apartment rentals in the City. Rentals for 80% AMI, 50% AMI, and 30% AMI, are based on the State HUD limits effective April 1, 2025 (see Appendix C), for a 2 bedroom unit.

^[2] Source: CoStar Property - Multi-Family Summary, City of San Ramon.



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Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds



**City Council Staff Report
Item No. 9.2.**

Date: March 10, 2026

To: San Ramon City Council

From: Lauren Barr, Department Director
Ryan Driscoll, Senior Planner

Subject: Public Hearing - Introduction of Ordinance No. (Next in Line) - Amending Title C, Division C4 (Land Development) by repealing and replacing Chapter V (Child Care Fees), Chapter IX (Park And Recreation Facility Impact Fee), Chapter X (Private Sector Arts And Beautification Contribution Fee), Chapter XI (Open Space Development Impact Fee), Chapter XII (Inclusionary Housing), and Chapter XIII (Affordable Housing Commercial Linkage Fee); and by adding Chapter XIV (Parkland Development Impact Fee) of the City Of San Ramon Municipal Code Relating to the adopted Nexus Fee Study for the established fees; and amending Title C, Division C5 (Subdivision Procedures), by repealing and replacing Chapter X (Parkland Dedication) of the City Of San Ramon Municipal Code establishing the applicable Nexus Fee Study Fee and methodology for the calculation of in-lieu fees for parkland dedication, as applicable

Executive Summary:

City Staff contracted with David Taussig and Associates (DTA) to conduct a Nexus Fee Study on the development fees previously analyzed in the 2017 Keyser Marston Study consistent with the requirements of AB 1600. The results of the study have been included in the Master Fee Schedule update for FY 26/27. During the review of the proposed fees, it was determined that certain sections of the Municipal Code needed to be amended for internal consistency. The proposed revisions have been included in redline format as Exhibits A-H of the draft Ordinance.

Recommendation:

Introduce Ordinance (Next in Line), Waive the Reading and Read by Title Only, Open the Public Hearing, Take Public Testimony, Close the Public Hearing and Set the Ordinance for Adoption at the March 24, 2026 City Council Meeting.

Background:

In 2018, as a result of the 2017 Keyser Marston Development Impact Nexus Fee Study, the City adopted revisions to Division C4 Land Development and included various references specific to the 2017 Keyser Marston Nexus Study. The Mitigation Fee Act, (AB 1600), establishes specific requirements that local officials must follow in establishing, increasing, or imposing development fees. Specifically, local officials must conduct a “nexus study” to demonstrate a “reasonable relationship” between the fees, the activities to be funded by the fees, and the development projects on which the fees are assessed. Included in the AB 1600 provisions and as amended by AB 602, among other things, is a requirement that certain fees be based on square footage as opposed to residential units and that the nexus studies shall be updated at least every 8 years from the period beginning January 1, 2023.

City Staff contracted with David Taussig and Associates (DTA) to conduct a Nexus Fee Study on the development fees previously analyzed in the 2017 Keyser Marston Study. The results of the study have been included in the Master Fee Schedule update for FY 26/27. During the review of the proposed fees, it was determined to be necessary to amend certain Sections of the Municipal Code for consistency:

1) The following Chapters in Division C4 Land Development have been amended to remove the specific reference to the 2017 Keyser Marston study and other minor clarifying edits and terminology as shown in Exhibits A-F (Redline Format) to the Draft Ordinance:

- Chapter V Child Care Fees
- Chapter IX Parkland and Recreation Facility Impact Fee
- Chapter X Public Art Impact Fee
- Chapter XI Open Space Development Impact Fee
- Chapter XII Inclusionary Housing (Residential Development Project)
- Chapter XIII Affordable Housing Commercial Linkage fee (Commercial Development Projects)

The proposed modifications include a general reference to the applicable Nexus Fee Study, as approved by the City and incorporated into the Master Fee Schedule, rather than a specific study or date. This will eliminate the need for future Code amendments as we update the Nexus Fee Studies in the future consistent with AB 1600.

2) Division C4-Chapter XIV (Exhibit G-Redline Format) has been added to create a standard parkland fee that is applicable to all new residential projects, as opposed to only new residential subdivisions, and includes a general reference to the approved Nexus Fee Study and related methodology for calculating the fee. In addition, Division C5, Subdivision Procedures, Chapter X - Parkland Dedication (Exhibit H- Redline Format) has been modified to 1) reflect the shift to a square footage standard, 2) eliminate the land appraisal requirement process, and 3) references back to the Parkland in-lieu fee established in Division C4-Chapter XIV when approved as an alternative to dedication of parkland.

Fiscal Impact:

The proposed Municipal Code revisions are intended to provide consistency with the master fee schedule and current Nexus Fee Study. There are no fiscal impacts relating to the update of the Municipal Code and future fee revisions are addressed as part of the adoption of the Master Fee Schedule and nexus fee studies as applicable. Each future project will be required to offset their impacts through payment of the established fees outlined in the adopted Nexus Fee Study. The specific amounts in each fee category will be determined by the project characteristics.

Alternative Option(s):

- 1) Continue public hearing for additional discussion
- 2) Do not approve the proposed revisions. Under this option, the Code will remain unchanged and the related fees in the Master Fee Schedule will need to be reset based on the prior Nexus Study referenced in the various Code sections; however, the City would not be in compliance with the AB 1600 square footage standards.

Next Steps:

Set Ordinance for adoption at the March 24, 2026 City Council Meeting.

Attachment(s):

- A. Ordinance (Next in Line)-Municipal Code Fee Revisions
- B. Exhibit 1 Chapter V-Child Care Fees
- C. Exhibit 2 Chapter IX-Park and Recreation Facility Impact Fee
- D. Exhibit 3 Chapter X-Public Art Impact Fee
- E. Exhibit 4 Chapter XI-Open Space Development Impact Fee
- F. Exhibit 5 Chapter XII-Inclusionary Housing (Residential Development Project)
- G. Exhibit 6 Chapter XIII-Affordable Housing Commercial Linkage fee (Commercial Development Projects)
- H. Exhibit 7 Chapter XIV - Parkland Development Impact Fee
- I. Exhibit 8 Division C5 (Subdivision Procedures), Chapter X - Parkland Dedication

ORDINANCE (Next in Line)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN RAMON AMENDING TITLE C, DIVISION C4 (LAND DEVELOPMENT) BY REPEALING AND REPLACING CHAPTER V (CHILD CARE FEES), CHAPTER IX (PARK AND RECREATION FACILITY IMPACT FEE), CHAPTER X (PRIVATE SECTOR ARTS AND BEAUTIFICATION CONTRIBUTION FEE), CHAPTER XI (OPEN SPACE DEVELOPMENT IMPACT FEE), CHAPTER XII (INCLUSIONARY HOUSING), AND CHAPTER XIII (AFFORDABLE HOUSING COMMERCIAL LINKAGE FEE); AND BY ADDING CHAPTER XIV (PARKLAND DEVELOPMENT IMPACT FEE) OF THE CITY OF SAN RAMON MUNICIPAL CODE RELATING TO THE ADOPTED NEXUS FEE STUDY FOR THE ESTABLISHED FEES; AND AMENDING TITLE C, DIVISION C5 (SUBDIVISION PROCEDURES), BY REPEALING AND REPLACING CHAPTER X (PARKLAND DEDICATION) OF THE CITY OF SAN RAMON MUNICIPAL CODE ESTABLISHING THE APPLICABLE NEXUS FEE STUDY FEE AND METHODOLOGY FOR THE CALCULATION OF IN-LIEU FEES FOR PARKLAND DEDICATION AS APPLICABLE

THE CITY COUNCIL OF THE CITY OF SAN RAMON DOES ORDAIN as follows:

SECTION 1: SAN RAMON MUNICIPAL CODE TITLE C, DIVISION C4, - LAND DEVELOPMENT is hereby amended as follows:

- A. Chapter V (Child Care Fees) is hereby repealed and replaced by the provisions attached hereto as Exhibit 1 to ensure compliance with AB 1600, and consistency with the current Nexus Fee Study.
- B. Chapter IX (Park and Recreation Facility Impact Fee (Subdivision and Non-Subdivision)) is hereby repealed and replaced by the provisions attached hereto as Exhibit 2 to provide a standardized calculation of applicable parkland and recreation facility impact fees for new residential development, and to ensure compliance with AB 1600, and consistency with the current Nexus Fee Study.
- C. Chapter X (Private Sector Arts and Beautification Contribution Fee) is hereby repealed, replaced and renamed Public Art Impact Fee by the provisions attached hereto as Exhibit 3 (Chapter X - Public Art Impact Fee) to ensure compliance with AB 1600, and the consistency with the Nexus Fee Study for Public Art Impact Fees associated with new development.

- D. Chapter XI (Open Space Development Impact Fee) is hereby repealed and replaced by the provisions attached hereto as Exhibit 4 to provide a standardized calculation of applicable open space development impact fees for new residential development, and to ensure compliance with AB 1600, and consistency with the current Nexus Fee Study.
- E. Chapter XII (Inclusionary Housing (Residential Development Projects)) is hereby repealed and replaced by the provisions attached hereto as Exhibit 5 to provide a standardized calculation of applicable Inclusionary Housing residential development impact fees for new residential development, and to ensure compliance with AB 1600, and consistency with the current Nexus Fee Study.
- F. Chapter XIII (Affordable Housing Commercial Linkage Fee (Commercial Development Projects)) is hereby repealed and replaced by the provisions attached hereto as Exhibit 6 to this Ordinance to provide a standardized calculation of applicable Affordable Housing Commercial Linkage development impact fees for new non-residential development, and to ensure compliance with AB 1600, and consistency with the current Nexus Fee Study.

SECTION 2: SAN RAMON MUNICIPAL CODE TITLE C, DIVISION C4, CHAPTER XIV - PARKLAND DEVELOPMENT IMPACT FEE is hereby added to Division C4 Land Development as provided in Exhibit 7 to provide a standardized calculation of applicable Parkland Development Impact Fees for new residential development.

SECTION 3: SAN RAMON MUNICIPAL CODE TITLE C, DIVISION C5 (SUBDIVISION PROCEDURES), CHAPTER X - PARKLAND DEDICATION is hereby repealed and replaced by the provisions attached hereto as Exhibit 8 to provide consistency with parkland dedication fees and methods for calculating requirements for new residential development parkland dedication and payment if in-lieu fees as applicable under the Ordinance.

SECTION 4: CEQA

The City Council finds that this ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15378 and 15061 of the CEQA Guidelines in that the activity has no potential for resulting in a direct or reasonably foreseeable indirect physical change in the environment.

SECTION 5: Severability

If any part of this Ordinance is held invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Ordinance, and the City Council hereby declares that it would have passed the remainder of the Ordinance if such invalid portion thereof had been deleted.

SECTION 6: Effective Date

This ordinance shall take effect thirty (30) days from the date of its passage. Before the expiration of fifteen (15) days after its passage, this ordinance shall be posted in three (3) places within the City of San Ramon along with the names of the members of the City Council voting for and against the same.

The foregoing ordinance was introduced at the meeting of the City Council of the City of San Ramon on March 10, 2026, and after public hearing, was adopted on March 24, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Armstrong, Mayor

ATTEST:

Joan Snashall, City Clerk

Exhibits:

1. Chapter V-Child Care Fees
2. Chapter IX-Park and Recreation Facility Impact Fee
3. Chapter X-Public Art Impact Fee
4. Chapter XI-Open Space Development Impact Fee
5. Chapter XII-Inclusionary Housing (Residential Development Project)
6. Chapter XIII-Affordable Housing Commercial Linkage fee (Commercial Development Projects)
7. Chapter XIV - Parkland Development Impact Fee
8. Division C5 (Subdivision Procedures), Chapter X - Parkland Dedication



SAN RAMON, CALIFORNIA - MUNICIPAL CODE

TITLE C - CONSTRUCTION, DEVELOPMENT AND LAND USE

DIVISION C4 - LAND DEVELOPMENT

Chapter V -- School Age Child Care Fees^[11]

Contents:

C4-91. - Purpose.

C4-92. - Definitions.

C4-93. - Satisfaction of requirement and computation.

C4-94 through C4-100. Reserved. -

Footnotes:

--- (11) ---

Editor's note— Ord. No. 484, § 1, adopted Sept. 25, 2018, repealed former Ch. V, §§ C4-91—C4-93, in its entirety and enacted new provisions as herein set out. Former Ch. V pertained to similar subject matter and derived from the prior code, §§ C13-870, C13-873; Ord. No. 376, § 2, 2005.

C4-91. - Purpose.

The purpose of this Chapter is to require the payment of fees to enable the city to meet existing and future school age child care needs. ~~(Ord. No. 484, § 1, 9-25-2018)~~

C4-92. - Definitions.

As used in this chapter:

Automatic annual adjustment means the automatic annual adjustment of the School Age Child Care Fees based on the inflation factors identified by the applicable Nexus Fee Study.

Child care facilities means an existing or proposed child care facility and related improvements and structures for school age child care on school sites owned by the San Ramon Valley Unified School District.

Fee resolution means any resolution adopted by the city council which implements the provisions of this chapter, including, without limitation, the setting of the amounts of the fee established hereby and the adoption of provisions for credits, reimbursements and deferral relating to the fees.

Government Code means the Government Code of the state of California and any provision thereof cited in this chapter, as such provision exists as of the date of the enactment of this chapter, or as it may thereafter be amended or renumbered from time to time.

Nexus Fee Study means the current and applicable Development Impact Fee Justification Study including other studies, reports, and all supporting data referred to and relied upon in the study to establish applicable fees, which may thereafter be amended, supplemented, or updated from time to time with adoption by the City Council.

Project means any new residential development, ~~the addition of more than one bedroom to an existing residence,~~ and any new non-residential development resulting in more than two thousand five hundred gross square feet, including development characterized as mixed use.

Exemption from Fees—The following projects/uses, or that portion of a mixed use project which contains the following uses, are exempt from the payment of child care fees:

1. Day care center, as defined in California Health and Safety Code Section 1596.76, as amended;
2. Schools, as defined in California Education Code Section 50 et seq., as amended;
3. Hospitals and extended medical care facilities;
4. Church, synagogue, mosque, temple or other place primarily used as a place of worship where religious services are regularly conducted and where people congregate for such religious services;
5. "Accessory dwelling unit", ~~,"~~ or "Junior Accessory Dwelling Unit" as defined in California Government Code Section ~~66313-65852.2(i)(4)~~, as amended;
6. Repair and reconstruction of any building damaged by flood, fire or other disaster;
7. That number of units in a senior housing development in accordance with provisions contained in California Civil Code Section 51.3, permanently set aside for qualifying residents, as defined therein;
8. That number of units dedicated for persons of very low, low and moderate income by official agreement and instrument of the city.

Reduced Fees—The following projects/uses will pay a reduced amount of child care fees assessed as one-half the calculated fee:

1. Studio and one-bedroom units proposed within a multi-family residential project;
- ~~2. One bedroom additions to existing residential units.~~

~~{Ord. No. 484, § 1, 9-25-2018}~~

C4-93. - Satisfaction of requirement and computation.

At the time of building permit issuance for any project defined in this chapter, the applicant shall either pay a fee based upon the adopted city fee resolution or participate in the construction and establishment of child care facilities, in accordance with the following:

- A. Payment of Fees: Fees for residential and non-residential development shall be paid as indicated in the city council resolution establishing fees and charges and consistent with the ~~Keyser Marston Associates Development Fee Study dated March 2017~~ Nexus Fee Study. ~~The fees referenced by this Chapter may be further amended, supplemented, or updated from time to time with adoption by the City Council. The fee may be adjusted annually using the Engineering News-Record—San Francisco Bay Area Construction Cost Index, not to exceed the cap in the March 2017 Keyser Marston Associates~~

~~Development Fee Study.~~ A mixed use project shall pay both a residential fee for the residential component of the project and a non-residential fee for the non-residential component of the project at the same rate as those fees described in this section.

- B. Construction and Establishment of Child Care Facilities: The developer of a residential, nonresidential or mixed use project may satisfy the requirement for the payment of fees by agreeing to participate in the construction and establishment of one or more child care facilities. Such participation shall be secured generally as follows:
1. Cost of Participation. The type and cost of participation shall bear a direct relationship to the fee otherwise required in subsection A of this section. Construction cost indices, prevailing wage rates, and the best available index of costs of equipment and supplies shall determine the level of participation relative to the required fee.
 2. Type of Participation. The city shall determine the type of participation in constructing and establishing child care facilities.
 3. Verification of Participation. The city shall require that the developer submit sufficient documentation that the provisions of this chapter have been met.

C. Future School Age Child Care Fees for residential and non-residential development will be subject to the automatic annual adjustment inflation factors as provided for by the applicable Nexus Fee Study.

~~{Ord. No. 484, § 1, 9-25-2018}~~

C4-94 through C4-100. Reserved. –



SAN RAMON, CALIFORNIA - MUNICIPAL CODE

TITLE C - CONSTRUCTION, DEVELOPMENT AND LAND USE

DIVISION C4 - LAND DEVELOPMENT

Chapter IX - Park and Recreation Facility Impact Fee ~~(Subdivision and Non-Subdivision)~~

Contents:

- C4-130. - Statement of authority.
- C4-131. - Purpose of provisions.
- C4-132. - Definitions.
- C4-133. - General requirements.
- C4-134. - Establishment of park and recreation facility impact fees.
- C4-135. - Imposition of park and recreation facility impact fees.
- C4-136. - Exemptions.
- C4-137. - Payment of fees.
- C4-138. - Disposition of fees.
- ~~C4-139. - Exemptions.~~
- C4-~~140-139~~ through C4-145. - Reserved.

C4-130. - Statement of authority.

The authority to collect the park and recreation facility impact fee is provided for under the Mitigation Fee Act (AB 1600, et seq.). This allows the city of San Ramon to adopt a park and recreation facility impact fee on new development to fund the associated, additional costs of providing parks and recreation capital facilities. This impact fee will work in concert with the current land dedication requirement, which was established in conformance with the Quimby Act. The Mitigation Fee Act allows for fees to be charged to all new development that increases the need for capital facilities, including infill projects.

~~{Ord. No. 483, § 1, 9-11-2018}~~

C4-131. - Purpose of provisions.

This Chapter is adopted pursuant to the general powers reserved to the city under its city Charter for the purpose of authorizing a park and recreation facility impact fee, to be assessed upon the owners of residential property located within the city. The fees adopted in this chapter shall be assessed upon landowners developing such property for any residential use in order to provide all or a portion of the funds necessary to design, construct and install park facilities required to meet the needs of San Ramon Residents and address the impacts caused by new development. It is the intent and purpose of the city to

EXHIBIT 2

protect and promote the public health, safety and welfare by designing, constructing, and installing park facilities and trails necessitated by new development in the city. Furthermore, it is the intent and purpose of the city that landowners undertaking new development pay the costs of the park facilities and that such costs shall not be and shall not become a responsibility of the city's general fund.

~~(Ord. No. 483, § 1, 9-11-2018)~~

C4-132. - Definitions.

Automatic annual adjustment means the automatic annual adjustment of the park and recreation facility impact fees based on the inflation factors ~~using the Engineering News Record—San Francisco Bay Area Construction Cost Index~~ identified by the applicable Nexus Fee Study.

Development means the uses to which property will be put, the buildings and improvements to be constructed on it, and the construction activities incident thereto, together with the process of obtaining all required land use entitlements.

Development project means any project undertaken for the purpose of development, exclusive of projects undertaken by or for public agencies, including, without limitation, schools and parks.

Dwelling unit means any building or portion of a building used or designed for use as a residence by an individual or any group of individuals living together or as a family, excepting therefrom any unit rented or leased for temporary residency for fewer than thirty days, such as a motel or hotel room (which shall be considered a commercial use).

Fee resolution means any resolution adopted by the city council which implements the provisions of this chapter, including, without limitation, the setting of the amounts of the fee established hereby and the adoption of provisions for credits, reimbursements and deferral relating to the fees.

Government Code means the Government Code of the state of California and any provision thereof cited in this chapter, as such provision exists as of the date of the enactment of this chapter, or as it may thereafter be amended or renumbered from time to time.

~~**Nexus study** means the report entitled, "City of San Ramon Development Fee Study," dated March 2017, approved by the city council on April 25, 2017, by Resolution No. 2017-041, including the other studies, reports, and all supporting data referred to and relied upon in the study, as such study exists as of the date of the enactment of this chapter, or as it may thereafter be amended or supplemented from time to time.~~

Nexus Fee Study means the current and applicable Development Impact Fee Justification Study including other studies, reports, and all supporting data referred to and relied upon in the study to establish applicable fees, which may thereafter be amended, supplemented, or updated from time to time with adoption by the City Council.

Park facility or park facilities means the parks and recreation facilities to be designed, constructed and installed to meet the needs of San Ramon residents and address the impacts caused by the additional persons residing or employed on property as a result of new development, which improvements, infrastructure, and facilities are described in the nexus study, and the costs of the design, construction and installation of which are to be financed by the park development impact fee program.

Park and recreational facility impact fee or fees means the monetary exaction as defined by subsection (b) of Government Code Section 66000 and shall include, but not be limited to, the fees established pursuant to this chapter.

~~{Ord. No. 483, § 1, 9-11-2018}~~

C4-133. - General requirements.

- A. A park and recreation facility impact fee is established to provide funding for park facilities. The park and recreation facility impact fee authorized in this chapter shall be assessed upon landowners developing property for any residential use in order to provide all or a portion of the funds which will be necessary to provide neighborhood and community park facilities and trails required to meet the needs of and address the impacts caused by the additional persons residing on the property as a result of the development. The condition shall be determined by the advisory agency after considering the recommendation of the parks and community services director and/or the parks and community services commission.

~~{Ord. No. 483, § 1, 9-11-2018}~~

C4-134. - Establishment of park and recreation facility impact fees.

- A. The city council, by resolution, shall establish the specific initial and subsequent amounts of the park and recreation facility impact fees with the ~~Nexus Fee Study~~nexus-study.
- B. Future park and recreation facility impact fees will be subject to the automatic annual adjustment inflation factors as provided for by the applicable Nexus Fee Study.

~~{Ord. No. 483, § 1, 9-11-2018}~~

C4-135. - Imposition of park and recreation facility impact fees.

- A. The park and recreation facility impact fee established under this chapter shall be imposed on real property located within the city based upon the following types of development:
 - 1. The construction on the property of a new building or structure containing one or more dwelling units;
 - 2. The construction on the property of alterations or additions to an existing building or structure that adds one or more dwelling units to such existing building or structure; or
 - 3. The change in use of an existing building or structure on the property from a previous nonresidential use to a residential use.
- B. Except as may be expressly provided in this chapter, no building permits or extension of permits relating to the activities described in subsection (A) of this section shall be granted unless and until the appropriate park and recreational facility impact fee has been paid to the city in accordance with the provisions of this chapter.
- C. Notwithstanding anything to the contrary set forth in subsection A of this section or in any other provision of this chapter, the park and recreation facility impact fee established pursuant to this chapter shall apply to any development project that (1) has heretofore received a residential development approval or permit, whether discretionary or nondiscretionary, from the city, where the approval of the same has been conditioned upon payment of a park and recreation facility impact fees; or (2) is subject to a development agreement or other agreement between the landowner and city that requires the payment of a park and recreational facility impact fee.

~~(Ord. No. 483, § 1, 9-11-2018)~~

C4-136. - Exemptions.

A. The following shall be exempted from payment of the park and recreation facility impact fee established by this chapter:

1. Alterations, renovations, or expansion of an existing residential building or structure where no additional dwelling units are created and the use is not changed.
2. The replacement of a destroyed or partially destroyed or damaged building or structure with a new residential structure.
3. A development project that is the subject of a development agreement executed prior to the effective date of the ordinance codified in this chapter, if the development agreement does not require the payment of a park and recreation facility impact fee.

4. An Accessory Dwelling Unit or Junior Accessory Dwelling Unit as defined by California Government Code Section 66313, as amended.

B. Developments containing four or fewer parcels and not used for residential purposes shall be exempted from the requirements of this chapter; provided, however, that a condition shall be placed on the approval of development that if a building permit is requested for construction of a residential structure or structures on one or more of the parcels, the fee may be required to be paid by the owner of each such parcel as a condition to the issuance of every such permit.

C. The provisions of this chapter do not apply to commercial or industrial development, nor do they apply to condominium projects or stock cooperatives which consist of the subdivision of airspace in an existing apartment building which is more than five years old and when no new dwelling units are added.

~~(Ord. No. 483, § 1, 9-11-2018)~~

C4-137. - Payment of fees.

Fees shall be paid proportionately as each building permit is issued.

~~(Ord. No. 483, § 1, 9-11-2018)~~

C4-138. - Disposition of fees.

Fees shall be paid to the city and shall be deposited into the ~~subdivision park~~Park and Recreation Facility trust fund ("the park facility fund"), or its successor. Money in the park facility fund, including accrued interest, shall be expended solely for ~~acquisition or development of park land, or improvements related thereto~~the purpose as established by this chapter. Collected fees shall be appropriated by the local agency ~~to which the land is conveyed or fees are paid~~ for a specific project to serve residents of the development. The local agency shall appropriate such collected fees in a budgetary year within five years upon receipt of payment or within five years after the issuance of building permits on one-half of the ~~dwelling units~~lots created by the ~~development~~subdivision, whichever occurs later.

If such fees are not so committed, these fees shall be distributed and paid to the then recorded owners of the development in the same proportion that the size of their ~~lots~~dwelling unit bears to the total area of all ~~lots~~dwelling units in the ~~development~~subdivision.

EXHIBIT 2

The city shall report to the city council at least annually on income, expenditures and status of the park facility fund.

~~{Ord. No. 483, § 1, 9-11-2018}~~

~~C4-139. Exemptions.~~

- ~~A. Developments containing four or fewer parcels and not used for residential purposes shall be exempted from the requirements of this chapter; provided, however, that a condition shall be placed on the approval of development that if a building permit is requested for construction of a residential structure or structures on one or more of the parcels, the fee may be required to be paid by the owner of each such parcel as a condition to the issuance of every such permit.~~
- ~~B. The provisions of this chapter do not apply to commercial or industrial subdivisions, nor do they apply to condominium projects or stock cooperatives which consist of the subdivision of airspace in an existing apartment building which is more than five years old and when no new dwelling units are added.~~

~~{Ord. No. 483, § 1, 9-11-2018}~~

~~C4-140-139~~ through C4-145. - Reserved.



SAN RAMON, CALIFORNIA - MUNICIPAL CODE

TITLE C - CONSTRUCTION, DEVELOPMENT AND LAND USE

DIVISION C4 - LAND DEVELOPMENT

Chapter X - ~~Private Sector Arts and Beautification Contribution~~ Public Art Impact Fee

Contents:

C4-146. - Purpose of provisions.

C4-147. - Definitions.

C4-148. - ~~General Requirements~~ Applicability.

C4-149. - ~~Establishment of public art impact fees~~ Exemptions.

C4-150. - ~~Imposition of public art impact fees~~ Alternative election for commercial development.

C4-151. - ~~Exemptions~~ Payment of fees.

C4-152. - ~~Alternative election of commercial development~~ Disposition of fees.

C4-153. - Payment of fees.

C4-154. - Disposition of fees.

~~C4-153~~ C4-155 through C4-159. - Reserved.

C4-146. - Purpose of provisions.

This Chapter is adopted pursuant to the general powers reserved to the city under its City Charter for the purpose of authorizing ~~private sector arts and beautification~~ a public art impact fee to be assessed upon new residential and commercial developments, where construction of public art is not a condition of project approval, and addition/alteration to existing residential and commercial properties to promote the acquisition, construction, installation, restoration and maintenance of ~~p~~Public ~~a~~Art ~~p~~ieces in San Ramon that will foster creativity, freedom of expression, cultural awareness, civic pride and a strong sense of community for achieving the community image policies in the general plan.

~~{Ord. No. 485, § 1, 10-9-2018}~~

C4-147. - Definitions.

For the purpose of this chapter, certain word and terms are defined as follows:

Automatic annual adjustment means the automatic annual adjustment of the Public Art Impact Fees based on the inflation factors identified by the applicable Nexus Fee Study.

~~**Addition** means an expansion, extension, or increase in the gross floor area or height of a building or facility as defined in California Building Code.~~

~~**Alteration** means any construction or renovation to an existing structure, other than repair or addition, as defined in California Building Code.~~

~~**Building code valuation** means the value of the building or other construction project based on the building official's estimate of the development project or improvement valuation.~~

Commercial means all non-residential developments or uses including, but not limited to, office, retail, hotel, and commercial components of mixed use developments and properties.

Development means the uses to which property will be put, the buildings and improvements to be constructed on it, and the construction activities incident thereto, together with the process of obtaining all required land use entitlements and/or building permits.

Dwelling unit means any building or portion of a building used or designed for use as a residence by an individual or any group of individuals living together or as a family, excepting therefrom any unit rented or leased for temporary residency for fewer than thirty days, such as a motel or hotel room (which shall be considered a commercial use).

Fee resolution means any resolution adopted by the city council which implements the provisions of this chapter including, but not limited to, the setting of the amounts of the fee established hereby and the adoption of provisions for credits, reimbursements and deferral relating to the fees.

Government Code means the Government Code of the state of California and any provision thereof cited in this chapter, as such provision exists as of the date of the enactment of this chapter, or as it may thereafter be amended or renumbered from time to time.

Nexus Fee Study means the current and applicable Development Impact Fee Justification Study including other studies, reports, and all supporting data referred to and relied upon in the study to establish applicable fees, which may thereafter be amended, supplemented, or updated from time to time with adoption by the City Council.

Public Art Piece includes, but is not limited to, paintings, mural decorations, inscriptions, stained glass, statues, reliefs or other sculptures, monuments, fountains, arches, or other structures intended for ornament or commemoration, carvings, frescoes, mosaics, or drawings, as well as furnishing or fixtures affixed to the building or its grounds, including architectural features of the building or landscaping that have been uniquely enhanced by an artist to be visually appealing. A Public Art Piece shall be accessible to the public and may be placed on private land within public view or access, or in public places such as City of San Ramon property, the exterior of any City of San Ramon owned facility, public areas, lobbies, or public assembly areas.

Public Art means the Public Art Piece(s) to be designed, constructed and installed to meet the needs of San Ramon residents and address the impacts caused by the additional persons residing or employed on property as a result of new development, and the costs of the design, construction and installation of which are to be financed by the public art impact fee.

Public Art impact fee or fees means the monetary exaction as defined by subsection (b) of Government Code Section 66000 and shall include, but not be limited to, the fees established pursuant to this chapter.

Residential means all residential developments or properties including residential components of mixed use developments and properties.

~~(Ord. No. 485, § 1, 10-9-2018)~~

C4-148. - General Requirements.

A public art impact fee is established to provide funding for Public Art. The public art impact fee authorized in this chapter shall be assessed upon landowners developing property for any new residential and commercial developments, where construction of public art is not a condition of project approval, to provide all or a portion of the funds which will be necessary to provide Public Art required to meet the needs of and address the impacts caused by the additional persons residing or employed on the property as a result of the new development.

C4-149. – Establishment of Public Art Impact Fees

- A. The city council, by resolution, shall establish the specific initial and subsequent amounts of the public art impact fees with the Nexus Fee Study.
- B. Future Public Art Impact Fees will be subject to the automatic annual adjustment inflation factors as provided for by the applicable Nexus Fee Study.

~~**C4-148. – Applicability.**~~ **C4-150. – Imposition of public art impact fees.**

- A. The public art impact fee established under this chapter shall be imposed on real property located within ~~the urban growth boundary of the city and/or the city limit as shown on the general plan~~ based upon the following types of developments ~~and improvements~~:
 - 1. The construction on the property of a new building or structure, or alterations or additions to an existing building or structure, containing ~~A~~new residential development, including one or more dwelling units; or
 - ~~1-2.~~ The construction on the property of a new building or structure, or alterations or additions to an existing building or structure, containing new ~~and~~ commercial developments; or
 - ~~2-3.~~ The construction on the property of a new building or structure, or alterations or additions to an existing building or structure, containing mixed use development including components comprised of residential and commercial development.~~Addition/alteration to existing residential and commercial development and properties.~~
- B. Except as may be expressly provided in this chapter, no building permits or extension of permits relating to the activities described in subsection (A) of this section shall be granted unless and until the appropriate public art impact fee has been paid to the city in accordance with the provisions of this chapter or the construction of required public art, including timing of installation, is a condition of approval for the project.-
- ~~B.C.~~ Notwithstanding anything to the contrary set forth in subsection A of this section or in any other provision of this chapter, the public art impact fee established pursuant to this chapter shall apply to any development project that (1) has heretofore received a development approval or permit, whether discretionary or nondiscretionary, from the city, where the approval of the same has been conditioned upon payment of a public art impact fee; or (2) is subject to a development agreement

or other agreement between the landowner and city that requires the payment of a public art impact fee.

~~{Ord. No. 485, § 1, 10-9-2018}~~

C4-149151. - Exemptions.

The following developments shall be exempted from payment of ~~private sector art and beautification contribution~~the public art impact fee established by this chapter:

1. All works exempt from building permits pursuant California Building Code Section 105, as amended;
- ~~2. New residential development of less than ten dwelling units;~~
- ~~3. Addition to an existing residential development of less than five hundred square feet;~~
- ~~4. Alteration and repair of an existing residential development including, but not limited to, reroofing, kitchen remodeling, and bathroom alteration;~~
- ~~5.2. Construction of an aAccessory dDwelling uUnit or Junior Accessory Dwelling Unit as defined by California Government Code Section 66313, as amended, in the San Ramon Zoning Ordinance Section D4-39; and~~
- ~~6. Addition, alteration, or tenant improvement of an existing commercial development less than one million dollars in building code valuation.~~

~~{Ord. No. 485, § 1, 10-9-2018}~~

C4-1502. - Alternative election for commercial development.

New commercial development not specifically required to provide public art as a condition of project approval ~~or any addition, alteration, or tenant improvement of an existing commercial development with more than five million dollars in building code valuation~~ may elect to do one of the following:

1. Pay the public art impact ~~fee if the project site lacks sufficient public exposure,~~ or
2. Install an on-site ~~pPublic aArt~~ Piece(s), generally consistent with the scale of the development proposed and as approved under the Public Art Program process and procedures. of which its value including the installation cost shall be equal to or greater than the assessed fee.

~~{Ord. No. 485, § 1, 10-9-2018}~~

C4-1513. - Payment of fees.

The fees shall be paid in accordance with the adopted fee resolution for each fiscal year at the time of the issuance of necessary building permits.

~~{Ord. No. 485, § 1, 10-9-2018}~~

C4-1524. - Disposition of fees.

The fees paid to the city shall be deposited into ~~arts/beautification~~public art trust fund (the public art fund) or its successor. Money in the public art fund, including accrued interest, shall be expended solely for ~~acquisition, construction, and installation of public art pieces in San Ramon at locations identified in the adopted parks and community services masterplan or approved by the city council by resolution~~ the purpose as established by this chapter. Collected fees shall be appropriated by the local agency for a

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specific project to serve residents of the development. The local agency shall appropriate such collected fees in a budgetary year within five years upon receipt of payment or within five years after the issuance of building permits for the commercial development or on one-half of the dwelling units created by the residential development, whichever occurs later. If such fees are not so committed, these fees shall be distributed and paid to the then-recorded owners of the commercial development or in the same proportion that the size of the dwelling unit bears to the total area of all dwelling units in a residential development. The income, expenditures, and status of the public art fund shall be reported to the city council annually.

~~{Ord. No. 485, § 1, 10-9-2018}~~

C4-15~~35~~ through C4-159. - Reserved.



SAN RAMON, CALIFORNIA - MUNICIPAL CODE

TITLE C - CONSTRUCTION, DEVELOPMENT AND LAND USE

DIVISION C4 - LAND DEVELOPMENT

Chapter XI - Open Space Development Impact Fee

Contents:

- C4-160. - Purpose of provisions.
- C4-161. - Definitions.
- C4-162. - Amount of the open space development impact fee.
- C4-163. - Imposition of open space development impact fee.
- C4-164. - Exemptions.
- C4-165. - Payment of fees.
- C4-166. - Disposition of fees.
- C4-167 through C4-174. - Reserved.

C4-160. - Purpose of provisions.

This Chapter is adopted pursuant to the general powers reserved to the city under its city charter for the purpose of authorizing an open space development impact fee. The fees adopted in this chapter shall be assessed upon landowners developing such property for any residential use in order to provide all or a portion of the funds which will be necessary to acquire open space and design, construct and install open space improvements required to meet the needs of and address the impacts caused by new development. It is the intent and purpose of the city to protect and promote the public health, safety and welfare by acquiring open space and designing, constructing, and installing open space facilities, such as trails, necessitated by new development in the city. Furthermore, it is the intent and purpose of the city that landowners undertaking the new development pay the costs of the acquiring open space and development of open space improvements and that the costs shall not be or become a responsibility of the city's general fund.

~~(Ord. No. 486, § 1, 12-11-2018)~~

C4-161. - Definitions.

The following definitions shall apply to provisions of this chapter:

Automatic annual adjustment means the automatic annual adjustment of open space development impact fee based on the inflation factors identified by the applicable Nexus Fee Study using the Engineering News-Record—San Francisco Bay Area Construction Cost Index.

Development means the uses to which property will be put, the buildings and improvements to be constructed on it, and the construction activities incident thereto, together with the process of obtaining all required land use entitlements.

Development project means any project undertaken for the purpose of development, exclusive of projects undertaken by or for public agencies, including, without limitation, schools and parks.

Dwelling unit means any building or portion of a building used or designed for use as a residence by an individual or any group of individuals living together or as a family, excepting therefrom any unit rented or leased for temporary residency for fewer than thirty (30) days, such as a motel or hotel room (which shall be considered a commercial use).

Fee resolution means any resolution adopted by the city council which implements the provisions of this chapter, including, without limitation, the setting of the amounts of the fee established hereby and the adoption of provisions for credits, reimbursements and deferral relating to the fees.

Government Code means the Government Code of the State of California and any provision thereof cited in this chapter, as such provision exists as of the date of the enactment of this chapter, or as it may thereafter be amended or renumbered from time to time.

Nexus Fee Study means the current and applicable Development Impact Fee Justification Study report entitled, "City of San Ramon Development Fee Study," dated March 2017, approved by the city council on April 25, 2017, by Resolution No. 2017-041, including ~~the~~ other studies, reports, and all supporting data referred to and relied upon in the study to establish applicable fees, as such study exists as of the date of the enactment of this chapter, it which may thereafter be amended, ~~or~~ supplemented, or updated from time to time with adoption by the City Council.

Open space development means the open space facilities to be designed, constructed and installed to meet the needs of and address the impacts caused by the additional persons residing on a property as a result of new development.

Open space development impact fee means the monetary exaction as defined by subsection (b) of Government Code Section 66000 and shall include, but not be limited to, the fees established pursuant to this chapter.

~~(Ord. No. 486, § 1, 12-11-2018)~~

C4-162. - Amount of the open space development impact fee.

- A. The city council shall establish by resolution the specific initial and subsequent amounts of the open space development impact fee.

B. Future open space development impact fees will be subject to the automatic annual adjustment inflation factors as provided for by the applicable Nexus Fee Study.

~~(Ord. No. 486, § 1, 12-11-2018)~~

C4-163. - Imposition of open space development impact fee.

- A. The open space development impact fee established under this chapter shall be imposed on real property located within the city based upon the following types of development:
 - 1. The construction on the property of a new building or structure containing one or more dwelling units;
 - 2. The construction on the property of alterations or additions to an existing building or structure that adds one or more dwelling units to such existing building or structure; or
 - 3. The change in use of an existing building or structure on the property from a previous nonresidential use to a residential use.
- B. Except as may be expressly provided in this chapter, no building permits or extension of permits relating to the activities described in subsection (A)(1) of this section shall be granted unless and until the appropriate open space development impact fee has been paid to the city in accordance with the provisions of this chapter.
- C. Notwithstanding anything to the contrary set forth in subsection A of this section or in any other provision of this chapter, the open space development impact fee established pursuant to this chapter shall apply to any development project that receives a residential development approval or permit, whether discretionary or nondiscretionary, from the city, and where the approval or permit is conditioned upon payment of an open space development impact fee.

~~(Ord. No. 486, § 1, 12-11-2018)~~

C4-164. - Exemptions.

- A. The following shall be exempted from payment of the open space development impact fee established by this chapter:
 - 1. Alterations, renovations, or expansion of an existing residential building or structure where no additional dwelling units are created and the use has not changed.
 - 2. The replacement of a destroyed or partially destroyed or damaged building or structure with a new residential structure.
 - 3. A development project that is the subject of a development agreement executed prior to the effective date of the ordinance codified in this chapter, and the development agreement does not require the payment of an open space development impact fee.
 - 4. Condominium projects or stock cooperatives which consist of the subdivision of airspace in an existing apartment building that is more than five years old and no new dwelling units are added.
 - 5. An Accessory Dwelling Unit or Junior Accessory Dwelling Unit as defined by California Government Code Section 66313, as amended.

~~{Ord. No. 486, § 1, 12-11-2018}~~

C4-165. - Payment of fees.

Fees shall be paid proportionately as each building permit is issued to create a dwelling unit.

~~{Ord. No. 486, § 1, 12-11-2018}~~

C4-166. - Disposition of fees.

- A. Fees shall be paid to the city and shall be deposited into the open space trust fund ("the open space fund"), or its successor. Money in the fund, including accrued interest, shall be expended solely for ~~acquisition open space or improvements related thereto~~ the purpose as established by this chapter. Collected fees shall be appropriated by the local agency ~~to which the land or fees are conveyed or paid~~ for a specific project to serve residents of the development in a budgetary year within five years upon receipt of payment or within five years after the issuance of building permits on one-half of the ~~dwelling units~~lots created by the ~~development~~subdivision, whichever occurs later.
- B. If such fees are not so committed, these fees shall be distributed and paid to the then recorded owners of the development in the same proportion that the size of their ~~dwelling unit~~lots bears to the total area of all ~~dwelling units~~lots in the ~~subdivision~~development.
- C. The city shall report to the city council at least annually on income, expenditures and status of the open space fund.

~~{Ord. No. 486, § 1, 12-11-2018}~~

C4-167 through C4-174. - Reserved.

SAN RAMON, CALIFORNIA - MUNICIPAL CODE

TITLE C - CONSTRUCTION, DEVELOPMENT AND LAND USE

DIVISION C4 - LAND DEVELOPMENT

Chapter XII - Inclusionary Housing (Residential Development Projects)

Contents:

C4-175. - Basis and purpose.

C4-176. - Definitions.

C4-177. - Inclusionary housing requirements.

C4-178. - Timing of performance.

C4-179. - Alternatives to constructing new affordable units.

C4-180. - Affordable housing fund.

C4-181. - Enforcement.

C4-182. - Waiver.

C4-183. - Expeditious processing of development application.

C4-184 through C4-189. - Reserved.

C4-175. - Basis and purpose.

In enacting the Ordinance codified in this Chapter, the City Council finds as follows:

- A. The Legislature of the State of California has found that the availability of housing is of vital statewide importance, and that providing decent housing for all Californians requires the cooperative participation of government and the private sector. The Legislature has further found that local governments have a responsibility to use the powers vested in them to make adequate provisions for the housing needs of all economic segments of the community. This Chapter is intended to utilize the police powers of the City of San Ramon, a Charter City, to enhance the public welfare by making adequate provision for the housing needs of all economic segments of the community through exercise of its land use authority in approving residential development projects. This Chapter will ensure that market-rate housing mitigates its impacts on the need for affordable housing by establishing policies which require the development of housing affordable to households of very low-, low-, and moderate-incomes, assist in meeting the City's share of the region's housing need, and help implement the goals, policies, and objectives of the General Plan and the Housing Element.
- B. The Housing Element of the City's General Plan has a goal of encouraging the development of affordable housing to help meet the City's assigned share of the regional housing need and has adopted a policy of encouraging the development of a diverse housing stock that provides a range of affordability levels. To implement this goal, the City has committed to increase the production of affordable units at all income levels; in part through production of the on-site construction and payment of affordable housing fees to the City to be used for development of very low-, low-, and moderate-income households. This Chapter provides alternatives that allow for creativity in achieving the overall goal of producing and retaining affordable units.
- C. Land prices are a key factor preventing development of new affordable housing. New housing construction in the City which does not include affordable units aggravates the existing shortage of affordable housing by absorbing the supply of available residential land. This reduces the supply of land for affordable housing and increases the price of remaining residential land. Providing the affordable units and affordable housing fees required by this Chapter will help to ensure that part of the City's remaining developable land is used to provide affordable housing. At the same time,

new market-rate housing contributes to the demand for goods and services in the City, increasing local service employment at wage levels which often do not permit employees to afford housing in the City. The ~~adopted "Development Fee Study", prepared in 2017~~ (the "Nexus Study"), ~~prepared by Keyser-Marston Associates (KMA)~~, quantifies the impacts of new market-rate units on the need for affordable housing in the City and the justified affordable housing fees to mitigate those impacts. The affordable housing fees authorized by this Chapter are required to be reasonably related to the need for affordable housing associated with market-rate housing as demonstrated by the most current Nexus Study.

- D. An economically-balanced community is only possible if part of the new housing built in the City is affordable to households with limited incomes. Requiring builders of new housing to include some affordable housing is fair, not only because new development without affordable units contributes to the shortage of affordable housing but also because Zoning and other Ordinances concerning new housing production in the City should be consistent with the community's goal of fostering an adequate supply of housing for households at all affordability levels and should address the need for affordable housing related to market-rate housing production. This is particularly true of very low-income housing. The City of San Ramon Regional Housing Need Allocation (RHNA) for the period 2023-2031 requires facilitating the development of 1,497 new very low-income units and 862 new low-income units.
- E. The City is experiencing the loss of affordable housing due to the expiration of covenants restricting rents in some affordable housing developments. Affordable housing fees may provide a source of financing to enable the City to preserve existing affordable housing that would otherwise be lost.
- F. The limited production of rental housing and the displacement of rental housing units through conversions to residential condominiums reduce the City's rental housing supply, which causes increased rental housing costs and decreased housing affordability. The provision of affordable units within residential condominium conversion projects provides affordable housing ownership opportunities that help offset the loss of affordable rental units.

~~{Ord. No. 487, § 1, 4-9-2019; Ord. No. 520, § 1, 10/24/2023}~~

~~Effective on: 11/23/2023~~

C4-176. - Definitions.

~~{Ord. No. 520, § 1, 10/24/2023}~~

As used in this Chapter, each of the following terms shall be defined as follows:

Accessory dwelling unit shall have the same meaning as that term defined in [TITLE D](#) of the San Ramon Municipal Code.

Affordable housing fee is a fee in-lieu of construction of affordable units. Collection and use of this fee is defined in Section [C4-180](#) (Affordable Housing Fund) of this Code.

~~Effective on: 11/23/2023~~

Affordable ownership cost means a sales price resulting in projected average monthly housing payments, during the first calendar year of a household's occupancy, including but not limited to interest, principal, mortgage insurance, property taxes, homeowners' insurance, homeowners' association dues, if any, and a reasonable allowance for utilities, property maintenance, and repairs, not exceeding the following:

1. Very low-income households: 50 percent of the annual area median income, adjusted for assumed household size based on unit size, multiplied by 30 percent and divided by 12.
2. Low-income households: 80 percent of the annual area median income, adjusted for assumed household size based on unit size, multiplied by 30 percent and divided by 12.
3. Moderate-income households: 120 percent of the annual area median income, adjusted for assumed household size based on unit size, multiplied by 30 percent and divided by 12.

~~Effective on: 11/23/2023~~

Affordable rent means monthly rental housing expenses, including all fees for housing services and a reasonable allowance for utilities, not exceeding the following:

1. Extremely low-income households: 30 percent of the annual area median income, adjusted for assumed household size based on unit size, multiplied by 30 percent and divided by 12.
2. Very low-income households: 50 percent of the annual area median income, adjusted for assumed household size based on unit size, multiplied by 30 percent and divided by 12.
3. Low-income households: 80 percent of the annual area median income, adjusted for assumed household size based on unit size, multiplied by 30 percent and divided by 12.
4. Moderate-income households: 120 percent of the annual area median income, adjusted for assumed household size based on unit size, multiplied by 30 percent and divided by 12, but in no event greater than market rent.

~~Effective on: 11/23/2023~~

Affordable units means living units which are required under this Chapter to be rented at affordable rent or available at an affordable ownership cost to eligible households.

~~Effective on: 11/23/2023~~

Applicant means any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities that seeks City real property residential development permits or approvals.

Area median income means median income for Contra Costa County, adjusted for household size, as published pursuant to California Code of Regulations, Title 25, Section 6932 and California Health and Safety Code section 50093 as may be amended.

Assumed household size means one person in a studio apartment, two persons in a one-bedroom unit, three persons in a two-bedroom unit, and one additional person for each additional bedroom thereafter, unless a federal standard applicable to the development requires the use of a different assumed household size, in which case the federal standard shall apply.

~~**Automatic annual adjustment** means the automatic annual adjustment of the Inclusionary Housing Residential Fees based on the inflation factors identified by the applicable Nexus Fee Study.~~

~~**Construction cost index** means the automatic annual adjustment of Inclusionary Housing Residential Fees based on the inflation factors established by the Nexus Fee Study Engineering News-Record McGraw-Hill Construction Weekly Building Cost Index for San Francisco. If that index ceases to exist, the Community Development Director shall substitute another construction cost index which in his or her judgment is as nearly equivalent to the original index as possible.~~

~~Effective on: 11/23/2023~~

Eligible buyer means an eligible household qualified to purchase an affordable unit.

Eligible household means a household whose household income (as defined) does not exceed the maximum specified for a very low-, low-, or moderate-income household as applicable for a given affordable unit.

First approval means the first of the following approvals to occur with respect to a residential project: development plan approval, subdivision approval, land use permit approval, design review approval, other discretionary land use approval, or building permit.

For-sale project means a residential project, or portion thereof, that includes the creation of two or more residential living units that may be sold individually, including a condominium, stock cooperative, community apartment, or attached or detached single-family home. A for-sale project also includes a residential condominium conversion project and the creation of residential living units that may be sold individually, but are initially rented rather than sold.

Household income means the combined adjusted gross income for all adult persons living in a living unit as calculated for the purpose of the Section 8 Program under the United States Housing Act of 1937, as amended, or its successor provision.

1. "Extremely low-income household" means a household whose income does not exceed the extremely low-income limits pursuant to the published standard.
2. "Very low-income household" means a household whose income does not exceed the very low-income limits pursuant to the published standard.
3. "Low-income household" means a household whose income does not exceed the low-income limits pursuant to the published standard.
4. "Moderate-income household" means a household whose income does not exceed the moderate-income limits pursuant to the published standard.

~~Effective on: 11/23/2023~~

Market-rate units means new living units in residential projects which are not affordable units (as defined).

Nexus Fee Study means the current and applicable Development Impact Fee Justification Study including other studies, reports, and all supporting data referred to and relied upon in the study to establish applicable fees, which may thereafter be amended, supplemented, or updated from time to time with adoption by the City Council.

Rental project means a residential project, or portion thereof, that creates living units that cannot be sold individually, except that construction of any accessory dwelling unit shall not be considered a rental project.

Residential project means any project containing two or more net new living units or residential lots, or living units and residential lots which total two or more net new units and/or lots in combination, built pursuant to or contained in an application for a development plan, subdivision map, land use permit, other discretionary City land use approval, or building permit. An accessory dwelling unit built on an existing residential lot is not considered a residential project and is not subject to this Chapter. A residential condominium conversion project is considered a residential project and is subject to this Chapter. The provisions of this section shall be interpreted broadly to effect the purposes of this Chapter and to prevent evasion of its terms.

~~Effective on: 11/23/2023~~

C4-177. - Inclusionary housing requirements.

The Inclusionary Housing Requirements of this Chapter shall apply to all new residential projects consisting of two or more residential units. Calculations of the number of affordable units required by this Section shall be based on the number of dwelling units in the residential development, excluding any density bonus units as defined in state law or provisions of this code. For mixed-use development projects, the Inclusionary Housing Requirement is determined by: (1) calculating the base Inclusionary Housing Requirement for the commercial use, and (2) calculating the base Inclusionary Housing Requirement for the residential use.

A. For-Sale Projects. The following basic requirements apply to all new for-sale projects unless an alternative is provided by this Chapter:

1. Fewer than Ten Dwelling Units. All for-sale single-family and multi-family residential development projects between two (2) and nine (9) dwelling units may pay an affordable housing fee in-lieu of construction of affordable units. The fee shall be equivalent to 25 percent of the development's total new residential livable square footage (excluding garages) multiplied by the City's cost per square foot rate as set forth in the City's Fee Resolution. The formula below shall be used in calculating the amount of the affordable housing in-lieu fee:

(25 percent of the total livable residential square footage, excluding garage) multiplied by (per square foot fee) equals (total affordable housing in-lieu fee). The City shall deposit these fees into an Affordable Housing Fund as set forth in Section C4-180 to mitigate the impact of the project on the need for affordable housing units.

2. Ten Dwelling Units or More-Single-Family Residential Developments. All for-sale single-family residential development projects of ten (10) dwelling units or more shall develop and reserve a minimum of 15 percent of all for-sale units as affordable units to be sold to very low-, low-, and moderate-income households. Construction of

accessory dwelling units would not satisfy the Inclusionary Requirement of the project.

- a. Allocation of Units to Income Levels. Of the minimum 15 percent affordable units provided pursuant to this subsection, units shall be allocated to households with very low-, low-, and moderate-income levels as follows. The applicant is not precluded from increasing the level of affordability in the project:

For-Sale Single-Family Units	
Very low-income households	20%
Low-income households	30%
Moderate-income households	50%

3. Ten Dwelling Units or More-Multi-Family Residential Developments. All for-sale multi-family residential development projects of ten (10) dwelling units or more shall develop and reserve a minimum of 15 percent of all for-sale units as affordable units to be sold to very low-, low-, and moderate-income households.

- a. Allocation of Units to Income Levels. Of the 15 percent or higher percentage, if applicable, affordable units provided pursuant to this subsection, units shall be allocated to households with very low-, low-, and moderate-income levels as follows. The applicant is not precluded from increasing the level of affordability in the project:

For-Sale Multi-Family Units	
Very low-income households	20%
Low-income households	30%
Moderate-income households	50%

4. Exceptions. For the purpose of calculating the number of affordable units required by this section, any accessory dwelling units and any additional units authorized as a density bonus pursuant to State law or provisions of this Code shall not be counted as part of the for-sale project.

5. Fractional Units. In computing the total number of affordable units required in a residential development, fractions of one-half (1/2) or greater shall be rounded up to the next highest whole number, and fractions of less than one-half (1/2) shall be rounded down to the next lowest whole number. In the event that fractional units of one-half (1/2) or greater are equally applicable across multiple affordability levels, the rounding up to a whole number will apply to the lowest affordability level(s) to achieve the correct total number of affordable units offered by the residential development project.

6. Where the calculation of the allocation results in fewer units than would otherwise be required pursuant to subsections (A)(2) and (A)(3) of this section, one additional unit should be allocated to the income level with a decimal fraction closest to 0.50.

7. Design and Distribution of Affordable Units. On-site affordable units shall be comparable to the market rate units in terms of unit type, number of bedrooms per unit, quality of exterior appearance and overall quality of construction. Affordable unit size should be generally representative of the unit sizes within the market-rate portion of residential projects, as acceptable to the Community Development Director. Interior features and finishes in affordable units shall be durable, of good quality and consistent with contemporary standards for new housing. The affordable units shall be dispersed throughout the residential project in a manner acceptable to the Community Development Director unless an alternative is approved by the review authority.

8. Affordable units provided pursuant to one of the alternatives set forth in this Chapter shall be approved and completed no later than time prescribed in this Chapter.

B. Rental Projects. The following basic requirements apply to all new rental projects unless an alternative is provided by this Chapter:

1. **Fewer than Ten Dwelling Units.** All rental residential development projects between two (2) and nine (9) dwelling units may pay an affordable housing fee in-lieu of construction of affordable units. The fee shall be equivalent to 25 percent of the development's total new residential livable square footage (excluding garages) multiplied by the City's cost per square foot rate as set forth in the City's Fee Resolution. The formula below shall be used in calculating the amount of the affordable housing in-lieu fee:
(25 percent of the total livable residential square footage, excluding garage) multiplied by (per square foot fee) equals (total affordable housing in-lieu fee). The City shall deposit these fees into an Affordable Housing Fund as set forth in Section [C4-180](#) to mitigate the impact of the project on the need for affordable housing units.
2. **Ten Dwelling Units or More.** All rental residential development projects of ten (10) dwelling units or more shall develop and reserve a minimum of 15 percent of all rental units as affordable units to be rented to very low- and low-income households.
 - a. **Allocation of Units to Income Levels.** Of the 15 percent or higher percentage, if applicable, affordable units provided pursuant to this subsection, units shall be allocated to households with very low- and low-income levels as follows. The applicant is not precluded from increasing the level of affordability in the project.

Rental Units	
Very low-income households	50%
Low-income households	50%

3. **Exceptions.** For the purpose of calculating the number of affordable units required by this section, any accessory dwelling units and any additional units authorized as a density bonus pursuant to State law or provisions of this Code shall not be counted as part of the rental project.
 4. **Fractional Units.** In computing the total number of affordable units required in a residential development, fractions of one-half (1/2) or greater shall be rounded up to the next highest whole number, and fractions of less than one-half (1/2) shall be rounded down to the next lowest whole number.
 5. Where the calculation of the allocation results in fewer units than would otherwise be required pursuant to subsection (B)(2) of this section, one additional unit should be allocated to the income level with a decimal fraction closest to 0.50.
 6. **Design and Distribution of Affordable Units.** On-site affordable units shall be comparable to the market rate units in terms of unit type, number of bedrooms per unit, quality of exterior appearance and overall quality of construction. Affordable unit size should be generally representative of the unit sizes within the market-rate portion of residential projects, as acceptable to the Community Development Director. Interior features and finishes in affordable units shall be durable, of good quality and consistent with contemporary standards for new housing. The affordable units shall be dispersed throughout the residential project in a manner acceptable to the Community Development Director unless an alternative is approved by the review authority.
 7. Affordable units provided pursuant to one of the alternatives set forth in this Chapter shall be approved and completed no later than time prescribed in this Chapter.
- C.** For residential projects that include both a for-sale project and a rental project, the provisions of subsection (A) of this section shall apply to the for-sale project, and the provisions of subsection (B) shall apply to the rental project.
- D. Exemptions from Inclusionary Housing Requirements.** This Chapter shall not apply to the following:
1. Existing residences which are altered, improved, restored, repaired, expanded or extended, provided that the number of units is not increased, except that this Chapter shall pertain to the subdivision of land for the conversion of apartments to condominiums.

2. The construction of a new residential structure which replaces a residential structure that was destroyed or demolished within two years prior to the approval of a building permit for the new residential structure, provided that the number of residential units is not increased from the number of residential units of the previously destroyed or demolished residential structure.
3. Accessory dwelling units not constructed to fulfill Inclusionary Housing Requirements.
4. Those residential units which have obtained approval of a Vesting Tentative Map or a Development Agreement prior to the effective date of this Ordinance.

~~(Ord. No. 487, § 1, 4-9-2019; Ord. No. 520, § 1, 10/24/2023)~~

~~Effective on: 11/23/2023~~

C4-178. - Timing of performance.

A. Affordable Housing Plan.

1. Any application for the first approval of a residential project shall include an Affordable Housing Plan describing how the project will comply with the provisions of this Chapter. The Affordable Housing Plan shall be processed concurrently with all other applications required for the residential project. As an alternative to compliance with the Inclusionary Housing Requirements, an applicant may propose one or a combination of the alternatives listed in Section C4-179 as part of the Affordable Housing Plan.
2. The Affordable Housing Plan shall be considered by and acted upon by the review authority with authority to approve the residential project. Before approving the Affordable Housing Plan, the review authority shall consider whether the Affordable Housing Plan conforms to this Chapter. The review authority may approve an alternative or a combination of alternatives listed in Section C4-179 if it concludes that the alternative conforms to the standards in Section C4-177. The review authority may also modify the timing requirements for construction and occupancy of market-rate units to accommodate phasing schedules, model variations, or other factors, if the review authority determines this will provide greater public benefit.
3. The approved Affordable Housing Plan for a residential project, or for a building phase in a residential project, where phasing has been approved as part of discretionary project approvals, may be amended prior to issuance of any building permit for the residential project or building phase, if applicable. If the applicant desires any other modification to the approved Affordable Housing Plan, that modification shall be acted upon prior to issuance of any building permit by the review authority that previously approved the Affordable Housing Plan.

B. Affordable Housing Agreement.

1. Affordable Housing Agreement shall be entered into by the City and the project owner prior to final map approval, or where a map is not being processed, prior to issuance of any building permit for such lots or units. If the project's affordable housing obligation will be met entirely through the payment of affordable housing fees, no Affordable Housing Agreement shall be required.
2. The Affordable Housing Agreement shall specify the number, type, location, size, and phasing of all affordable housing units, occupancy requirements, eligibility requirements, provisions for income certification and screening of potential purchasers or renters of units, resale control mechanisms, including the financing of ongoing administrative and monitoring costs, consistent with the approved Affordable Housing Plan, as determined by the Community Development Director.
3. To assure the affordability of the unit, the Affordable Housing Agreement shall be recorded with the property deed prior to the sale of the affordable unit or prior to final inspection for a rental project.

C. Conditions of Approval. Any tentative map, land use permit, or site development review approving residential development projects subject to this Chapter shall contain conditions sufficient to ensure compliance with the provisions of this Chapter. Conditions to carry out the purposes of this Chapter shall be imposed on the first approval

for a residential project. Additional conditions regarding the approved Affordable Housing Plan may be imposed on later City approvals or actions, including without limitation, planned unit development approvals, subdivision approvals, land use permits, and building permits.

- D. Concurrent Construction. All affordable units in a project or phase of a project shall be constructed concurrently with market-rate units, unless the review authority determines that extenuating circumstances exist that make concurrent construction infeasible or impractical.
- E. Certificate of Occupancy. In any residential project, no final certification of occupancy of any market-rate unit shall be completed until the permittee has either:
 1. Completed construction of on-site affordable units sufficient to meet the requirements of the Affordable Housing Agreement; or
 2. Paid affordable housing fees consistent with City-adopted procedures for payment; or
 3. Completed corresponding alternative performance under Section C4-179.
- F. Continued Affordability.
 1. The term of an Affordable Housing Agreement required by subsection (B) of this section for all affordable units shall be a 55-year term. In the case of affordable units that are sold or transferred during the required term, each change of ownership will require a new 55-year term to be recorded.
 2. For-sale affordable units which are initially owner-occupied shall not be rented by the owner, except in cases of substantial hardship including, but not limited to, active military duty and illness, and on specified terms as provided in a resale restriction agreement or other agreement acceptable to the Community Development Director. Affordable unit(s) rented in the case of substantial hardship must be rented at an affordable rent to an eligible household.
 3. The maximum sales price permitted on resale of an affordable unit designated for owner-occupancy shall be the lower of: (1) fair market value; or (2) the seller's lawful purchase price, increased by the rate of increase of annual area median income during the seller's ownership. The sales price may also be modified to account for capital improvements made by the seller, deferred maintenance, and the seller's necessary costs of sale. The resale restrictions shall provide an option (first right of refusal) to the City to purchase any affordable owner-occupancy unit at any time the owner proposes sale.
 4. If the property owner is unable to sell any or all of the affordable units to eligible buyers after exhausting commercially reasonable efforts to do so for a period of 120 days, upon 90 additional days' notice to the City and on satisfaction of such further conditions as may be included in City-approved restrictions (such as a further opportunity to identify an eligible buyer, sale to a nonprofit affordable housing organization, or additional marketing by owner), the owner may sell the affordable unit at a fair-market value and shall pay the City an amount equal to the difference between the sales price and the affordable ownership cost.

The amount paid to the City shall be deposited into the City's Affordable Housing Fund as defined in Section C4-180. After such a sale, the unit shall not be subject to any affordable housing requirement of this Chapter.

- G. Monitoring of Compliance. Each Affordable Housing Agreement shall include provisions for the monitoring by the City of each residential development and each affordable unit for compliance with the terms of this Chapter. Such provisions may include annual compliance reports to be submitted to the City by the property owner and the City may conduct periodic on-site audits to ensure compliance with all applicable laws, policies, and agreements.

~~{Ord. No. 487, § 1, 4-9-2019; Ord. No. 520, § 1, 10/24/2023}~~

~~Effective on: 11/23/2023~~

C4-179. - Alternatives to constructing new affordable units.

As an alternative to compliance with the other provisions of this Chapter, an applicant proposing a new residential

project may propose one or a combination of the following alternatives as part of its Affordable Housing Plan. The review authority may approve the alternative if the alternative conforms to the standards in the relevant subsection. Any affordable units provided by an applicant pursuant to one of the following alternatives shall comply with the standards contained in Section C4-178 and shall be roughly equivalent in value to the Inclusionary Housing Requirement contained in Section C4-177.

A. Voluntary Provision of Rental Units. Where affordable units are required in a for-sale project by Section C4-177, the applicant may ask to initially provide rental units affordable to very low-, low- and moderate-income households at rents as prescribed in subsection (A)(1) of this section.

1. At least 15 percent of all units in the residential project shall be exclusively offered for rent to very low- and low-income households. Of the units in the residential project, 50 percent shall be exclusively offered to very low-income households at rents affordable to very low-income households, and 50 percent shall be exclusively offered to low-income households at rents affordable to low-income households. Variations that provide a higher total percentage of affordable units may be considered.
2. The affordable rental units shall be comparable in size and type to the market-rate units, including the number of bedrooms per unit.
3. A rent regulatory agreement acceptable to the Community Development Director, and consistent with the requirements of this Chapter, shall be recorded against the residential project prior to any final inspection for occupancy of any unit in the residential project.
4. The rent regulatory agreement shall be in place for 55-years or until such time as the units are sold, whichever occurs first. The rent regulatory agreement shall include provisions for sale of the affordable units and relocation benefits for tenants of the affordable units if the owner of the residential project later determines to offer any affordable units in the residential project for sale. The owner shall provide all notices to prospective tenants of the residential project required by State law and shall additionally, at the time sale of the units is proposed, provide all tenants of the rental affordable units with the same notices, rights, and relocation benefits for residential condominium conversion projects. The owner shall provide as many affordable units at affordable ownership cost as were originally required by the project approval. At the time of sale, resale restrictions, deeds of trust and/or other documents acceptable to the Community Development Director, all consistent with the requirements of this Chapter, shall be recorded against the affordable units for a term of 55-years.
5. The Community Development Director may, from time to time, establish affordable rents in compliance with the requirements of this Chapter and based on recently available data.

B. Off-Site Development. Some or all of the required affordable units may be constructed off-site, or an existing off-site development may be acquired and rehabilitated to provide some or all of the required affordable units. This type of alternative may be allowed if the review authority determines that the combination of location, unit size, unit type, pricing, and timing of availability of the proposed off-site affordable units would provide equivalent or greater benefit than would result from providing those affordable units on-site, or if the review authority City determines that on-site construction of those affordable units would be infeasible. Any off-site affordable units must be constructed or rehabilitated prior to or concurrently with construction of the on-site residential development. The off-site development location must be located within the City of San Ramon and be appropriately zoned with all required entitlements issued for the off-site development alternative before building permits are issued for the on-site residential development.

C. Preservation of Affordable Units at Risk of Loss. The applicant may propose to preserve existing affordable units at risk of loss to provide the affordable housing required by this Chapter.

1. The review authority may approve preservation of affordable units at risk of loss pursuant to this subsection only if the proposal meets all of the following conditions:
 - a. The affordable units to be preserved shall be affordable to very low- and low-income households; and
 - b. The term of affordability shall be extended for a minimum of 55-years for both rental and for-sale affordable

units; and

- c. The affordable units to be preserved shall be shown as at-risk of loss in the Housing Element of the City's General Plan, or the review authority must find at a public hearing that the affordable units are eligible to, and reasonably expected to, convert to market-rate units in the next five years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use; and
 - d. Prior to occupancy of the residential project, the affordable units to be preserved shall be in safe and sanitary condition and in compliance with all codes.
2. No building permit shall be issued for any new units in the residential project until all of the required regulatory agreements are deemed acceptable to the Community Development Director and have been recorded to extend the term of affordability for the affordable units at risk of loss as required by this subsection.
- D. Land Dedication. An applicant may dedicate land to the City or City-designated local non-profit housing developer in lieu of construction of some or all of the required affordable units, if the review authority finds:
- 1. The dedication of land in lieu of constructing affordable units is consistent with the Chapter's goal of creating, preserving, maintaining, and protecting housing for very low-, low- and moderate-income households; and
 - 2. The dedicated land is useable for its intended purpose, is free of toxic substances and contaminated soils, and is fully improved with infrastructure, adjacent utilities, grading, and all development-impact fees paid excluding any affordable housing fees; and
 - 3. The proposed land dedication is of sufficient size to construct or exceed the number of affordable units that the applicant would otherwise be required to construct by Section [C4-177](#).
- E. The review authority may accept any combination of on-site construction, off-site construction, affordable housing fees and land dedication or any other feasible alternative that in the review authority's determination would provide equivalent or greater benefit than that which would result from providing on-site affordable units.

~~(Ord. No. 487, § 1, 4-9-2019; Ord. No. 520, § 1, 10/24/2023)~~

~~Effective on: 11/23/2023~~

C4-180. - Affordable housing fund.

Affordable housing fees shall be deposited into an "Affordable Housing Fund" ("Fund").

- A. All monies collected pursuant to this Chapter shall be deposited into the Fund.
- B. Payment of the affordable housing fee shall be added as a condition of approval for development projects subject to this Chapter.
- C. The fee amount shall be established by resolution adopted by the City Council, which may be amended from time to time by the Council.
- D. Future residential inclusionary housing fees will be subject to the automatic annual adjustment inflation factors as provided for by the applicable Nexus Fee Study.
- ~~C.~~E. All monies in the Fund, together with any interest earnings on such monies less administrative charges, shall be used or committed to use by the City for the purpose of providing or supporting very low-, low-, and moderate-income ownership or rental housing in the City.
- ~~D.~~F. _____ The City shall prepare an annual report to the City Council identifying the balance of monies in the Fund, the affordable units provided, and any monies committed to providing or supporting very low-, low-, and moderate-income housing. The annual report shall also include a review of administrative charges.

~~(Ord. No. 487, § 1, 4-9-2019; Ord. No. 520, § 1, 10/24/2023)~~

~~Effective on: 11/23/2023~~

C4-181. - Enforcement.

- A. The Community Development Director shall enforce this Chapter, and its provisions shall be binding on all agents, successors, and assigns of an applicant. The Community Development Director may suspend or revoke any building permit or approval upon finding a violation of any provision of this Chapter. No land use approval, building permit, or certificate of occupancy shall be issued for any residential development unless exempt from or in compliance with this Chapter. The City may institute any appropriate legal actions or proceedings necessary to ensure compliance herewith, including, but not limited to, actions to revoke, deny, or suspend any permit or development approval.
- B. The remedies provided for herein shall be cumulative and not exclusive and shall not preclude the City from any other remedy or relief to which it otherwise would be entitled under law or equity.

~~{Ord. No. 487, § 1, 4-9-2019; Ord. No. 520, § 1, 10/24/2023}~~

~~Effective on: 11/23/2023~~

C4-182. - Waiver.

- A. Notwithstanding any other provision of this Chapter, the requirements of this Chapter may be waived, adjusted, or reduced if an applicant shows, based on substantial evidence, that there is no reasonable relationship between the impact of a proposed residential project and the requirements of this Chapter, or that applying the requirements of this Chapter would take property in violation of the United States or California Constitutions.
- B. Any request for a waiver, adjustment, or reduction under this section shall be submitted to the City concurrently with the Affordable Housing Plan required by this Chapter. The request for a waiver, adjustment, or reduction shall set forth in detail the factual and legal basis for the claim.
- C. The request for a waiver, adjustment, or reduction shall be reviewed and considered by the review authority for the application in the same manner and at the same time as the Affordable Housing Plan. It may only be approved following adoption of written findings to the extent necessary to avoid an unconstitutional result.

~~{Ord. No. 487, § 1, 4-9-2019; Ord. No. 520, § 1, 10/24/2023}~~

~~Effective on: 11/23/2023~~

C4-183. - Expeditious processing of development application.

The Community Development Director shall make all reasonable efforts to expedite the processing of development applications with inclusionary housing obligations under this Chapter. If any such application is not approved within four (4) months following the date the application was deemed complete, the Director shall report in writing and in an oral presentation to the City Council on the status of the project.

~~{Ord. No. 487, § 1, 4-9-2019; Ord. No. 520, § 1, 10/24/2023}~~

~~Effective on: 11/23/2023~~

C4-184 through C4-189. - Reserved.

SAN RAMON, CALIFORNIA - MUNICIPAL CODE

TITLE C - CONSTRUCTION, DEVELOPMENT AND LAND USE

DIVISION C4 - LAND DEVELOPMENT

Chapter XIII - Affordable Housing Commercial Linkage Fee (Commercial Development Projects)

Contents:

C4-190. - Purpose. C4-191. - Definitions.

C4-192. - Affordable housing commercial linkage fee imposed.

C4-193. - Exemptions from payment of affordable housing commercial linkage fee.

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C4-197. - Waiver.

C4-198 through C4-204. - Reserved.

C4-190. - Purpose.

The purpose of this Chapter is to:

- A. Enhance the public welfare by imposing an affordable housing commercial linkage fee consistent with the Mitigation Fee Act (Government Code §§ 66000, et seq.) whereby developers of commercial development projects will mitigate the impacts of their projects on the need for affordable housing by contribution to the supply of housing for households with extremely low-, very low-, low-, and moderate-incomes; and
- B. Implement the general-~~General plan-Plan 2035-2040~~ housing element by creating a mechanism to provide benefits to the community from new commercial development in the form of affordable housing, and to thereby help meet the needs of all socio-economic elements of the community as provided in the housing element; and
- C. Implement the Affordable Housing Commercial Linkage Fee consistent with the City Council adopted Development Fee Study (the "Nexus Study") while supporting fees that do not significantly hinder economic development. ~~2017 Development Fee Study by Keyser-Marston Associates (KMA) linking commercial development and the need for additional affordable housing.~~

~~(Ord. No. 487, § II, 4-9-2019)~~

C4-191. - Definitions.

The following words and terms as used in this chapter shall have the following meaning:

Affordable housing commercial linkage fee, also referred to herein as commercial linkage fee, means the fee paid by developers of commercial development projects to mitigate the impacts that such developments have on the demand for affordable housing in the city.

Affordable housing fund means a fund or account designated by the city to maintain and account for all monies received pursuant to this chapter.

Automatic annual adjustment means the automatic annual adjustment of the Affordable Housing Commercial Linkage fees based on the inflation factors identified by the applicable Nexus Fee Study.

Building permit includes full structural building permits as well as partial permits such as foundation-only permits.

Commercial development project means the new construction of non-residential retail space including, but not limited to, retail, service, office, restaurant, entertainment, lodging, industrial, warehouse and manufacturing uses.

Developer means the person(s) or legal entity(ies), who also may be the property owner, who is seeking real property permits or approvals from the city for a commercial development project.

Nexus Fee Study means the current and applicable Development Impact Fee Justification Study including other studies, reports, and all supporting data referred to and relied upon in the study to establish applicable fees, which may thereafter be amended, supplemented, or updated from time to time with adoption by the City Council.

Project means any approval of a commercial development project including, without limitation, a development plan or development plan amendment, rezoning, tentative map, parcel map, land use permit, minor use permit, minor exceptions, variances, building permit or architectural review.

~~(Ord. No. 487, § II, 4-9-2019)~~

C4-192. - Affordable housing commercial linkage fee imposed.

A. Applicability. An affordable housing commercial linkage fee is imposed on all new construction of commercial development projects, including mixed use projects, regardless of zoning designation of the project site, unless otherwise exempted under this chapter. Payment of the commercial linkage fee shall be added as a condition of approval for all development projects subject to this chapter. The fee amount shall be established by resolution adopted by the city council, which may be amended from time to time by the council. Fees shall not exceed the cost of mitigating the impact of commercial development projects on the need for affordable housing in the city. For mixed use projects, the commercial linkage fee (as set forth in this chapter) is imposed on that portion of the project that consists of new commercial development; the city's inclusionary housing requirements for residential projects (as set forth in Chapter XII of this Code) will apply to the residential portion of a mixed use projects.

B. Future affordable housing commercial linkage fees will be subject to the automatic annual adjustment inflation factors as provided for by the applicable Nexus Fee Study.

~~B. C.~~ Calculation of Fee. The amount of the fee, as further described in the fee resolution, is imposed on a per square foot basis for net new gross floor area. The formula below shall be used in calculating the amount of the commercial linkage fee:

(Gross square feet nonresidential floor area, excluding structured parking) minus (existing gross square feet of floor area) multiplied by (per square foot fee) equals (total commercial linkage fee).

~~C. D.~~ Timing of Payment. Commercial linkage fees shall be paid following the filing of a building permit application and prior to issuance of the first building permit for the project. A developer may pay all or a portion of the fee owed at any time prior to issuance of the building permit, at the rate in effect at the time payment is made. For phased projects, the amount due shall be paid on a pro rata basis across the entire square footage of the approved development, and each portion shall be paid prior to the issuance of any building permit for each phase.

~~(Ord. No. 487, § II, 4-9-2019)~~

C4-193. - Exemptions from payment of affordable housing commercial linkage fee.

- A. The commercial linkage fee shall not apply to commercial development projects adding five thousand square feet or less of new net square footage.
- B. The commercial linkage fee shall not apply to projects that fall within one or more of the following categories:
1. Schools and places of public assembly.;
 2. Public facilities.;
 3. Any structure proposed to repair or replace a building that was damaged or destroyed by fire or other calamity, so long as the square footage and use of the building remains the same, and construction of the replacement building begins within one year of the damage's occurrence. Upon request by the applicant, the review authority may extend the time for replacement for an additional year if the review authority determines that the applicant has proceeded in good faith and has exercised due diligence in replacing the building in a timely manner.

~~(Ord. No. 487, § II, 4-9-2019)~~

C4-194. - Alternative to payment of affordable housing commercial linkage fee.

As an alternative to payment of the commercial linkage fee, a developer may request to mitigate the housing impacts through construction of affordable residential units on an appropriate housing site, the dedication of land for affordable housing, or the provision of other resources to provide affordable housing. The review authority may approve this request if the proposed alternative furthers affordable housing opportunities in the city that is at least equal in value to the payment of the commercial linkage fee. A developer requesting an alternative must submit their request at the time the original application is filed.

~~(Ord. No. 487, § II, 4-9-2019)~~

C4-195. - Affordable housing fund.

Affordable housing commercial linkage fees shall be deposited into an "affordable housing commercial linkage fund" ("fund").

- A. All monies collected pursuant to this chapter shall be deposited into the fund.
- B. Payment of the affordable housing fee shall be added as a condition of approval for development projects subject to this chapter.
- C. The fee amount shall be established by resolution adopted by the city council, which may be amended from time to time by the council.
- D. All monies in the fund, together with any interest earnings on such monies less administrative charges, shall be used or committed to use by the city for the purpose of providing or supporting very low-, low-, and moderate-income ownership or rental housing in the city.
- E. The city shall prepare an annual report to the city council identifying the balance of monies in the Fund, the affordable units provided and any monies committed to providing or supporting very low-, low-, and moderate-income housing. The annual report shall also include a review of administrative charges.

~~(Ord. No. 487, § II, 4-9-2019)~~

C4-196. - Enforcement.

- A. The community development director shall enforce this chapter, and its provisions shall be binding on all agents, successors, and assigns of an applicant. The community development director may suspend

or revoke any building permit or approval upon finding a violation of any provision of this chapter. No land use approval, building permit, or certificate of occupancy shall be issued for any commercial development unless exempt from or in compliance with this chapter. The Community Development Director may institute any appropriate legal actions or proceedings necessary to ensure compliance herewith, including, but not limited to, actions to revoke, deny, or suspend any permit or development approval.

- B. The remedies provided for herein shall be cumulative and not exclusive and shall not preclude the approval authority from any other remedy or relief to which it otherwise would be entitled under law or equity.

~~(Ord. No. 487, § II, 4-9-2019)~~

C4-197. - Waiver.

- A. Notwithstanding any other provision of this chapter, the requirements of this chapter may be waived, adjusted, or reduced if an applicant shows, based on substantial evidence, that there is no reasonable relationship between the impact of a proposed commercial project and the requirements of this chapter, or that applying the requirements of this Chapter would take property in violation of the United States or California Constitutions.
- B. Any request for a waiver, adjustment, or reduction under this section shall be submitted to the city concurrently at the time of development application. The request for a waiver, adjustment, or reduction shall set forth in detail the factual and legal basis for the claim.
- C. The request for a waiver, adjustment, or reduction shall be reviewed and considered by the approval authority for the application in the same manner and at the same time as the project. It may only be approved following adoption of written findings to the extent necessary to avoid an unconstitutional result.

C4-198 through C4-204. - Reserved.



SAN RAMON, CALIFORNIA - MUNICIPAL CODE

TITLE C - CONSTRUCTION, DEVELOPMENT AND LAND USE

DIVISION C4 - LAND DEVELOPMENT

Chapter XIV – Parkland Impact Fee

Contents:

- C4-205. – Purpose of provisions.
- C4-206. – Definitions.
- C4-207. – General Requirements.
- C4-208. – Establishment of parkland impact fee.
- C4-209. – Imposition of parkland impact fee.
- C4-210. – Exemptions.
- C4-211. – Payment of fees.
- C4-212. – Disposition of fees.
- C4-213 through C4-215. – Reserved.

C4-205. – Purpose of provisions.

- A. The authority to collect the parkland impact fee is provided for under the Mitigation Fee Act (AB 1600, et seq.). This allows the city of San Ramon to adopt a parkland impact fee on new residential development to fund the associated additional costs of acquiring, enhancing, and expanding parkland and the further development of existing parkland caused by the new residential development. For new development that includes a subdivision, the parkland impact fee works with the amended City Subdivision Ordinance, which establishes the parkland dedication requirement, in conformance with the Quimby Act.

It is the intent and purpose of the city to protect and promote the public health, safety and welfare by acquiring, enhancing, and expanding parkland and the further development of existing parkland caused by the new residential development in the city. Furthermore, it is the intent and purpose of the city that landowners undertaking new residential development pay the associated additional costs of acquiring, enhancing, and expanding parkland and the further development of existing parkland caused by the new residential development and that such costs shall not be and shall not become a responsibility of the city's general fund.

C4-206. – Definitions.

The following definitions shall apply to provisions of this chapter:

Automatic annual adjustment means the automatic annual adjustment of parkland impact fee based on the inflation factors identified by the applicable Nexus Fee Study.

Development means the uses to which property will be put, the buildings and improvements to be constructed on it, and the construction activities incident thereto, together with the process of obtaining all required land use entitlements.

Development project means any project undertaken for the purpose of development, exclusive of projects undertaken by or for public agencies, including, without limitation, schools and parks.

Dwelling unit means any building or portion of a building used or designed for use as a residence by an individual or any group of individuals living together or as a family, excepting therefrom any unit rented or leased for temporary residency for fewer than thirty (30) days, such as a motel or hotel room (which shall be considered a commercial use).

Fee resolution means any resolution adopted by the city council which implements the provisions of this chapter, including, without limitation, the setting of the amounts of the fee established hereby and the adoption of provisions for credits, reimbursements and deferral relating to the fees.

Government Code means the Government Code of the State of California and any provision thereof cited in this chapter, as such provision exists as of the date of the enactment of this chapter, or as it may thereafter be amended or renumbered from time to time.

Nexus Fee Study means the current and applicable Development Impact Fee Justification Study including the other studies, reports, and all supporting data referred to and relied upon in the study to establish applicable fees, which may thereafter be amended, supplemented, or updated from time to time by City Council adoption.

Parkland means land used for public recreational purposes to meet the needs of and address the impacts caused by the additional persons residing on a property as a result of new development. Parkland may be owned by the city or privately owned and maintained land that is accessible to the public and provides a community benefit to the general public.

Parkland impact fee means the monetary exaction as defined by subsection (b) of Government Code Section 66000 and shall include, but not be limited to, the fees established pursuant to this chapter.

C4-207. – General Requirements.

- A. The parkland impact fee is established to provide funding for the additional costs of acquiring, enhancing, and expanding parkland and the further development of existing parkland caused by new residential development. The parkland impact fee authorized in this chapter shall be assessed upon landowners developing property for any residential use with a new dwelling unit(s) in order to provide all or a portion of the funds which will be necessary to provide parkland required to meet the needs of and address the impacts caused by the additional persons residing on the property as a result of the development.
- B. Residential development described in sub-section A of this section that includes subdivision shall comply with the requirements of Division C5 Chapter X (Parkland Dedication), as applicable, and shall be used to satisfy Section C5-144 (Calculation of in-lieu fees) of the City of San Ramon Municipal Code.

C4-208 – Establishment of parkland impact fee.

- A. The city council shall establish by resolution the specific initial and subsequent amounts of the parkland impact fee consistent with the applicable Nexus Fee Study.
- B. Future parkland impact fees will be subject to the automatic annual adjustment inflation factors as provided for by the applicable Nexus Fee Study.

C4-209 – Imposition of parkland impact fee.

- A. The parkland impact fee established under this chapter shall be imposed on real property located within the city based upon the following types of development:

 - 1. The construction on the property of a new building or structure containing one or more dwelling units.
 - 2. The construction on the property of alterations or additions to an existing building or structure that adds one or more dwelling units to such existing building or structure.
 - ~~1-3.~~ The change in use of an existing building or structure on the property from a previous nonresidential use to a residential use.
 - 4. Applicable subdivision projects, consistent with the provisions of Division C5 (Subdivision Procedures) Chapter X Parkland Dedication, and Section C5-144 (Calculation of in-lieu fees) of the City of San Ramon Municipal Code.
- B. Except as may be expressly provided in this chapter, no building permits or extension of permits relating to the activities described in sub-section A of this section shall be granted unless and until the appropriate parkland impact fee has been paid to the city in accordance with the provisions of this chapter or as required by State law.
- C. Notwithstanding anything to the contrary set forth in subsection A of this section or in any other provision of this chapter, the parkland impact fee established pursuant to this chapter shall apply to any development project that (1) has heretofore received a residential development approval or permit, whether discretionary or nondiscretionary, from the city, where the approval of the same

has been conditioned upon payment of a park and recreation facility impact fees; or (2) is subject to a development agreement or other agreement between the landowner and city that requires the payment of a parkland impact fee.

C4-210. – Exemptions.

- A. The following shall be exempted from payment of the parkland impact fee established by this chapter:
1. Alterations, renovations, or expansion of an existing residential building or structure where no additional dwelling units are created and the use is not changed.
 2. The replacement of a destroyed or partially destroyed or damaged building or structure with a new residential structure.
 3. A development project that is the subject of a development agreement executed prior to the effective date of the ordinance codified in this chapter, if the development agreement does not require the payment of a parkland impact fee.
 4. An Accessory Dwelling Unit or Junior Accessory Dwelling Unit as defined by California Government Code Section 66313, as amended.

C4-211. – Payment of fees.

- A. Fees shall be paid proportionately as each building permit is issued to create a dwelling unit.

C4-212. – Disposition of fees.

- A. Fees shall be paid to the city and shall be deposited into the Parkland trust fund ("the parkland fund"), or its successor. Money in the parkland fund, including accrued interest, shall be expended solely for the purpose as established by this chapter. Collected fees shall be appropriated by the local agency for a specific project to serve residents of the development. The local agency shall appropriate such collected fees in a budgetary year within five years upon receipt of payment or within five years after the issuance of building permits on one-half of the dwelling units created by the development, whichever occurs later.
- B. If such fees are not so committed, these fees shall be distributed and paid to the then recorded owners of the development in the same proportion that the size of their dwelling unit bears to the total area of all dwelling units in the development.
- C. The city shall report to the city council at least annually on income, expenditures and status of the parkland fund.

C4-213 through C4-215. – Reserved.



SAN RAMON, CALIFORNIA - MUNICIPAL CODE

TITLE C - CONSTRUCTION, DEVELOPMENT AND LAND USE

DIVISION C5 - SUBDIVISION PROCEDURES^[12]

Chapter X - Parkland Dedication^[13]

Contents:

- C5-141. - Purpose of provisions.
- C5-142. - General requirements.
- C5-143. - Formula for dedication of land.
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- C5-1478. - Credit for private open space.
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- C5-1512. - Credit for improvements provided by subdivider.
- C5-1523. - Conveyance of land or fees.
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- C5-1556 through C5-160. Reserved. -

Footnotes:

~~(13)~~

~~Editor's note — Ord. No. 482, § 1, adopted Sept. 11, 2018, repealed former Ch. X, §§ C5 141—C5 155, in its entirety and enacted new provisions as herein set out. Former Ch. X pertained to similar subject matter and derived from Ord. No. 406, § 2, adopted Oct. 28, 2008.~~

C5-141. - Purpose of provisions.

This Chapter is adopted pursuant to the authority granted by Section 66477 of the Government Code of the State of California. The park and recreational facilities for which dedication of land and/or payment of

a fee is required by this chapter are in accordance with the ~~parcs and recreation element of the~~ general plan of the city.

~~{Ord. No. 482, § 1, 9-11-2018}~~

C5-142. - General requirements.

- A. As a condition of approval of a tentative subdivision map, the subdivider shall be required to dedicate land, pay a fee in lieu thereof, or both, for ~~neighborhood and community~~ park or recreational purposes at the time and according to the ~~standards criteria~~ and formula contained in this chapter. The condition shall be determined by the ~~advisory agency review authority~~ after considering the recommendation of the parks and community services director and/or the parks and community services commission.
- B. The San Ramon ~~2035-2040~~ General Plan establishes a ~~standard guideline~~ for ~~functional public~~ parkland of six and one-half acres per one thousand residents, ~~at General Plan buildout~~. Government Code Section 66477 limits the ability of the city in approving a tentative subdivision map to requiring dedication of land, payment of in-lieu fees, or a combination of both, to the amount necessary to provide three acres per one thousand persons unless existing park area within the city exceeds that ~~standard threshold~~ in which case a higher ~~standard calculation~~ not to exceed five acres per one thousand persons may be applied. ~~Functional Public~~ parkland within the City of San Ramon exceeds ~~the threefive~~ acres per one thousand persons ~~threshold~~. Accordingly, the formula for dedication of land and the calculation of in-lieu fees set forth in this chapter shall be based upon the ~~standard calculation~~ of providing 4.91 acres of ~~functional public~~ parkland for each one thousand persons.

~~{Ord. No. 482, § 1, 9-11-2018}~~

C5-143. - Formula for dedication of land.

- A. Where a park or recreation facility has been designated in or is consistent with policies ~~and standards~~ in the ~~parcs and recreation element of the~~ general plan of the city, and is to be located in whole or in part within the proposed subdivision to serve the immediate and future needs of the residents of the subdivision, the subdivider shall dedicate land for a ~~local~~ park sufficient in size and topography that bears a reasonable relationship to serve the present and future needs of the residents of the subdivision. The amount of land to be provided shall be determined pursuant to the formula set out in subsection B of this section.
- B. The formula for determining acreage to be dedicated shall be as follows:

$$A = 4.91 \times N / 1,000$$

Where "A" is the park area required to be dedicated in acres and "N" is the average number of persons per ~~household or Equivalent Dwelling Unit~~ ~~unit (a measurement of residential unit that standardizes different types of development based on their anticipated demand for parks or other services)~~ as defined in the applicable ~~Nexus Fee Study methodology (2.61 person persons per Equivalent Dwelling Unit for 2026 Nexus Study.)~~ ~~"most recent available federal census or a census taken pursuant to Chapter 17 (commencing with Section 40200) of Part 2 of Division 3 of Title 4."~~ ~~(Government Code Section 66477(a)(2).)~~

~~For purposes of calculating the land dedication requirement, persons per multi-family and per single-family household are estimated at 2.11 and 3.21, respectively, based on 5-year American Communities Survey of 2012.~~

Single Family Units	687 sq. ft. of land
Multi-Family Units	451 sq. ft. of land

~~As more recent census data becomes available, the planning director may compute the dedication requirement using the most recent available census data as stipulated herein.~~

- C. ~~The~~ dedicated land shall be delivered to the city as an improved parcel conforming primarily to the off-site improvements required for the subdivision. Offsite improvements essential to the acceptance of land for dedication include but are not limited to:
 1. Full street improvements and utility connections including, but not limited to street paving, traffic control devices, street trees, street lighting, curb, gutter and sidewalk to land which is dedicated pursuant to the provisions of this chapter.
 2. Fencing along the property line of that portion of the subdivision contiguous to the dedicated land.
 3. Extension of utility lines.
 4. Improved drainage through the site.
 5. The provision of other minimal improvements which the city council determines to be essential to the acceptance of land for residential purposes.
- D. For the purpose of this section, the number of new dwelling units shall be based upon the number of parcels indicated on the approved tentative map when in an area zoned for one dwelling unit per parcel. When all or part of the subdivision is located in an area zoned for more than one dwelling unit per parcel, the number of proposed dwelling units in the area so zoned shall equal the maximum allowed under that zone.
- E. In the case of a condominium project, the number of new dwelling units shall be the number of condominium units. The term "new dwelling unit" does not include dwelling units lawfully in place prior to the date on which the parcel or final map is filed.

~~{Ord. No. 482, § 1, 9-11-2018}~~

C5-144. - Calculation of in-lieu fees.

- A. ~~General Formula.~~ If the ~~review authority advisory agency~~ determines that dedication of land is not appropriate, the subdivider shall, in lieu of dedicating land, pay a fee equal to ~~the land value of the portion of a local park required to serve the needs of residents of the proposed subdivision as prescribed in Section C5-143~~ the parkland impact fee and the associated rate in the Nexus Fee Study established by the San Ramon Municipal Code Division C4, Chapter XIV (Parkland Impact Fee). ~~The fee shall be computed in accord with the formula set forth in Subsection D below.~~
- B. Fees In Lieu of Land—Fifty Parcels or fewer. If the proposed subdivision contains fifty parcels or fewer, the subdivider shall pay a fee equal to ~~the land value of the portion of the local park required to serve the needs of residents of the proposed subdivision as prescribed in Section C5-143 of this chapter and in an amount determined in accordance with the provisions of subdivision D of this section.~~ the parkland impact fee and the associated rate in the Nexus Fee Study established by the San Ramon Municipal Code Division C4, Chapter XIV (Parkland Impact Fee). However, nothing in this section shall prohibit the dedication and acceptance of land for park and recreation purposes in subdivisions of fifty parcels or fewer where the subdivider proposes such dedication voluntarily and the land is acceptable to the ~~review authority advisory agency~~ and city council.

C. Use of Money. The money collected hereunder shall be held in the city's Parkland Trust Improvement Fund and shall be used only for the purpose of acquiring necessary land and developing new, or rehabilitating existing, park or recreational facilities reasonably related to serving the subdivision or greater San Ramon community.

~~D. When a fee is to be paid in lieu of land dedication, the amount of such fee shall be based upon the fair market value of the amount of land which would otherwise be required for dedication pursuant to Section C5-143, referred to in Section C5-143(C) of this chapter plus two percent for administration cost. The fee computation shall assume based on the fair market value of buildable land as determined by Section C5-146. For the purposes of this chapter, "buildable land" is defined as typical subdivision acreage, with a slope of less than fifteen percent, and located in other than an area on which building is excluded because of flooding, easements or other restrictions.~~

	In-Lieu-Fee
Single-Family Units	Appraised Value of 687 sq. ft. of land × 1.02
Multi-Family Units	Appraised Value of 451 sq. ft. of land × 1.02

~~(Ord. No. 482, § 1, 9-11-2018)~~

C5-145. - Criteria for requiring both dedication and fee.

If for any reason, the review authority advisory agency determines on a subdivision of more than fifty parcels that only a portion of the land otherwise required to be dedicated under Section C5-143 be actually dedicated, the value of the additional land shall be paid through an in-lieu fee computed in accordance with the parkland impact fee and the associated rate in the Nexus Fee Study established by the San Ramon Municipal Code Division C4, Chapter XIV (Parkland Impact Fee).Section C5144.

~~(Ord. No. 482, § 1, 9-11-2018)~~

~~C5-146. Determination of fair market value.~~

~~A. The fair market value shall be determined by the planning director with a written appraisal report prepared and signed by an appraiser acceptable to the city. The appraisal shall be made immediately prior to the filing of the final map, and the cost of the appraisal shall be paid for by the subdivider. The subdivider shall notify the city of the expected filing date at least six weeks prior to filing of the final map. If more than one year elapses prior to filing of the final map, the city will prepare a new appraisal and will bill the subdivider for the cost of the reappraisal. For the purposes of this chapter, the determination of the fair market value of buildable land, as defined in Subsection C5-144(D) of this chapter shall consider, but not necessarily be limited to, the following:~~

- ~~1. Approval of and conditions of the tentative subdivision map;~~
- ~~2. The general plan;~~
- ~~3. Zoning;~~
- ~~4. Property location;~~
- ~~5. Off-site improvements facilitating use of the property, if any; and~~
- ~~6. Site characteristics of the property.~~

~~B. At any time prior to final map approval, the subdivider may appeal the determination of fair market value to the city council.~~

~~{Ord. No. 482, § 1, 9-11-2018}~~

C5-1476. - Determination of land or fee.

Whether the ~~city council~~ review authority requires land dedication or elects to require payment of a fee in lieu thereof, or a combination of both, shall be determined by consideration of the following:

- A. The natural features, access and location of land in the subdivision available for dedication.
- B. The size and shape of the subdivision and land available for dedication.
- C. The feasibility of dedication.
- D. The compatibility of dedication with the general plan of the city.
- E. The location of existing and proposed park sites and trailways.

The determination of the ~~city council~~ review authority as to whether land shall be dedicated or whether a fee shall be charged, or a combination thereof, shall be final and conclusive.

~~{Ord. No. 482, § 1, 9-11-2018}~~

C5-1487. - Credit for private open space.

No credit shall be given for private open space in the subdivision except as hereinafter provided. Where private open space usable for active recreational purposes is provided in a proposed common interest development as defined in Civil Code Section 1351, partial credit, in an amount not to exceed fifteen percent, shall be given against the requirement of land dedication or payment of fees in lieu thereof if the ~~review authority advisory agency~~ finds that it is in the public interest to do so and that all the following ~~standards-criteria~~ are met:

- A. Yards, court areas, setbacks and other open areas required by the zoning and building ordinances and regulations shall not be included in the computation of such private open space.
- B. Private park and recreation facilities shall be owned by a homeowners' association composed of all property owners in the subdivision and being an incorporated nonprofit organization capable of dissolution only by a one hundred percent affirmative vote of the membership, operated under recorded land agreements through which each lot owner in the neighborhood is automatically a member, and each lot is subject to a charge for proportionate share of expenses for maintaining facilities.
- C. Use of the private open space is restricted for park and recreation purposes by recorded covenant which runs with the land in favor of the future owners of the property and which cannot be defeated or eliminated without the consent of the city or its successor.
- D. The proposed private open space is reasonably adaptable for use for park and recreation purposes, taking into consideration such factors as size, shape, topography, geology, access and location.
- E. Facilities proposed for the open space are in substantial accordance with the provisions of the parks and recreation element of the general plan.
- F. The open space for which credit is given is generally a minimum of three acres and provides one or more of the local park basic elements listed in this subsection, or a combination of such other recreation improvements that will meet the specific recreation needs of future residents of the area as determined by the ~~review authority~~ advisory agency:

1. Recreational open spaces, which are generally defined as park areas for active recreation pursuits such as soccer, golf, baseball, softball and football and have at least one acre of maintained turf with less than a five percent slope.
2. Court areas, which are generally defined as tennis courts, badminton courts, shuffleboard courts or similar hard-surfaced areas especially designed and exclusively used for court games.
3. Recreation swimming areas, which are defined generally as fenced areas devoted primarily to swimming, diving or bathhouses, or other facilities developed and used exclusively for swimming and diving and consisting of no less than fifteen square feet of water surface area for each three percent of the population of the subdivision with a minimum of eight hundred square feet of water surface area per pool together with adjacent deck and/or lawn area twice that of the pool.
4. Recreation buildings and facilities designed and primarily used for the recreational needs of residents of the development.
5. Trailheads and trails that connect neighborhoods, and are accessible to the public.

~~{Ord. No. 482, § 1, 9-11-2018}~~

C5-1498. - Payment of fees.

Fees shall be paid proportionately as each building permit is issued.

~~{Ord. No. 482, § 1, 9-11-2018}~~

C5-15049. - Disposition of fees.

Fees determined pursuant to ~~Subsection C5-144(D)~~ of this chapter shall be paid to the city ~~treasurer~~ and shall be deposited into the ~~parkland trust improvement~~ fund (“~~the parkland fund~~”) or its successor. Money in the ~~parkland~~ fund, including accrued interest, shall be expended solely for acquisition or development of park land, or improvements related thereto. Collected fees shall be appropriated by the local agency to which the land or fees are conveyed or paid for a specific project to serve residents of the subdivision in a budgetary year within five years upon receipt of payment or within five years after the issuance of building permits on one-half of the lots created by the subdivision, whichever occurs later.

If such fees are not so committed, these fees shall be distributed and paid to the then recorded owners of the subdivision in the same proportion that the size of their lots bears to the total area of all lots in the subdivision.

The city ~~treasurer~~ shall report to the city council at least annually on income, expenditures and status of the ~~subdivision~~ ~~Parkland Improvement~~ Fund.

~~{Ord. No. 482, § 1, 9-11-2018}~~

C5-1510. - Exemptions.

- A. Subdivisions containing four or fewer parcels and not used for residential purposes shall be exempted from the requirements of this chapter; provided, however, that a condition shall be placed on the approval of such parcel map that if a building permit is requested for construction of a residential structure or structures on one or more of the parcels, the fee may be required to be paid by the owner of each such parcel as a condition to the issuance of such permit.

- B. The provisions of this chapter do not apply to commercial or industrial subdivisions, nor do they apply to condominium projects or stock cooperatives which consist of the subdivision of airspace in an existing apartment building which is more than five years old and when no new dwelling units are added.

~~{Ord. No. 482, § 1, 9-11-2018}~~

C5-1521. - Credit for improvements provided by subdivider.

The value of park and recreation improvements provided by the subdivider to the dedicated land shall be credited against the fees or dedication of land required by this chapter. The city council reserves the right to approve such improvements prior to agreeing to accept the dedication of land and to require in lieu fee payments should the land and improvements be unacceptable.

~~{Ord. No. 482, § 1, 9-11-2018}~~

C5-1532. - Conveyance of land or fees.

Land or fees required under this chapter shall be conveyed or paid directly to the local public agency which provides park and recreational services on a community-wide level and to the area within which the proposed development will be located, if such agency elects to accept the land or fee. At the time of tentative map approval, the ~~review authority advisory agency~~ shall determine whether the city is the appropriate local public agency. The city, county or other local public agency to which the land or fees are conveyed or paid shall develop a schedule pursuant to Section 66477 of the Government Code specifying how, when and where it will use the land or fees, or both, to develop park or recreational facilities to serve the subdivision or greater San Ramon community.

~~{Ord. No. 482, § 1, 9-11-2018}~~

C5-1543. - Access to streets.

All land offered for dedication to local park or recreational purposes shall have access to at least one existing or proposed public street. This requirement may be waived by the ~~review authority advisory agency~~ if the ~~review authority advisory agency~~ determines that public street access is unnecessary for the maintenance of the park area or use thereof by residents.

~~{Ord. No. 482, § 1, 9-11-2018}~~

C5-1554. - Change of site.

If during the ensuing time between dedication of land for park purposes and commencement of first stage development, circumstances arise which indicate that another site would be more suitable for local park or recreational purposes serving the subdivision and the neighborhood (such as receipt of a gift of additional park land or a change in school location), the land may be sold upon the approval of the city council with the resultant funds being used for purchase of a more suitable site.

~~{Ord. No. 482, § 1, 9-11-2018}~~

C5-1565 through C5-160. Reserved. -