



CITY COUNCIL AGENDA REPORT

December 20, 2022
Finance

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

SUMMARY

As required by AB 1600 and SB 1693, this annual report has been prepared showing the status of development impact fees held as of June 30, 2022. The attached resolution finds that certain development impact fees have been held for five or more years and identifies the projects and the City's commitment thereto for the City's retention of the funds. This report also contains the annual information on Water and Sewer Connection fees as required by SB 1760.

Staff provided the required public meeting notice on December 5, 2022, and made this report available to the interested parties 15 days in advance of this meeting, as required by law.

RECOMMENDATION

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

FINANCIAL STATEMENT

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

BACKGROUND

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

One of the mandated accounting guidelines, as stated in Government Code Section 66006(a), provides that a local agency shall establish separate capital facility accounts for each improvement funded by development impact fees. Any interest income earned by funds in such an account shall also be deposited in that account. Each local agency is required within 180 days after the financial year is closed (for the City this is December 31) to make available to the public the following information for each separate account: (1) the account's beginning and ending balance; (2) the amount of fees, interest, and other income in the account; (3) the amount of expenditure for each public facility or improvement made from the account; (4) the total percentage of the cost of the improvement that was funded with the fees; (5) the date construction will commence if sufficient funds have been collected; (6) a description of any interfund transfers or loans made from an account; and (7) the amount of refunds made from the account. Attachments 2 and 3 provide this information for funds held on June 30, 2022. Attachment 4 provides the Master Fee Schedule for the development impact fees that are subject to AB 1600, SB 1693 and SB 1760.

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

DISCUSSION

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

Funds Subject to AB 1600

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

Capital Facilities Fund (Fund 203) – This fund is utilized to account for the *Capital Facilities fee*. Facilities projects and equipment required to service new development are funded from this fee. When a project serves both new and existing development, only the portion related to new development is charged against this fund. The other portions of the project are funded by other sources, such as the General Fund. Fund balance, other revenues, expenditures, and fund transfers for fiscal years 2017/18 through 2021/22 are detailed in Attachment 2.

Park Development Fund (Fund 222) – This fund is utilized to account for the receipt of *Park Dedication In-Lieu fees* collected through December 2018. These fees are used to offset the cost of park acquisition. This fund also receives a portion of Capital Facilities fees to be used to offset the cost of community park development. Fund balance, revenues, expenditures, and fund transfers for fiscal years 2017/18 through 2021/22 are detailed in Attachment 2.

Traffic Impact Fund (Fund 212) – This fund is utilized to account for the receipt of *Traffic Impact fees*. When a project serves both new and existing development, only the portion related to new development is charged against this fund. The other portions of the project are funded by other sources, such as gas tax revenues or the General Fund. Fund balance, revenues, expenditures, and fund transfers for fiscal years 2017/18 through 2021/22 are detailed in Attachment 2.

Tri-Valley Transportation Fund (Fund 214) – This fund is utilized to account for the receipt of *Tri-Valley Transportation fees*. The City, as a member of the Tri-Valley Transportation Council (TVTC), collects a fee from developers to finance projects to reduce traffic-related impacts caused by future developments. The City forwards 80 percent of the receipts to the TVTC to be utilized for regional traffic projects and retains 20 percent for City related traffic projects. In addition, the City receives advances/ reimbursements for City related work performed on specific TVTC sponsored projects. The City acts as a project sponsor for some TVTC projects; in this capacity, the City receives pass-through funds from TVTC and remits them to the appropriate agency in charge of the project. Fund balance, revenues, expenditures, and fund transfers for fiscal years 2017/18 through 2021/22 are detailed in Attachment 2.

Downtown Parking-In-Lieu Fund (Fund 104) – This fund is utilized to account for the receipt of *Parking-In-Lieu fees* for the Downtown Revitalization District (District). When development within the District is not able to accommodate all of its required parking onsite, the fee is collected to purchase land and to construct public parking lots. Fund balance, revenues, expenditures, and fund transfers for fiscal years 2017/18 through 2021/22 are detailed in Attachment 2.

Lower Income Housing Fund (Fund 122) – This fund is utilized to account for the receipt of *Lower Income Housing fees* and their disbursement for lower income housing programs, services, and/or projects. Fund balance, revenues, expenditures, and fund transfers for fiscal years 2017/18 through 2021/22 are detailed in Attachment 2 for

information only, as *Lower Income Housing fees are not subject to AB 1600 but included in the report for full disclosure.*

Unexpended Funds After Five Years

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

Staff reviewed development impact fees collected five or more years ago and has determined that all funds held for more than five years are necessary to complete identified projects, as shown below by fund. The percent funded by the impact fees was established in the nexus study that established the relevant fee.

Capital Facilities Fund (Fund 203)

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

Park Development Fund (Fund 222)

Amount collected in previous fiscal years subject to 5-year limitation: **\$3,307,233**
Funds are committed to the following project:

- New Community Park Site Acquisition Reserve – Project #03728
Description: This project involves identifying potential sites to construct a new community park in the northeast area of the City and establishing a reserve to eventually acquire an appropriate site of approximately 30 to 40 acres of contiguous land. Amenities could include youth area with various play equipment, a picnic area, open field play space, an exercise course, restrooms, pathways, and landscaping. The exact type and mix of uses for this site will be determined through a Park Master Plan process, managed by staff and the Parks and Recreation Commission.
Approximate project completion date: On-Going
Project cost: \$6,669,923
Source of funding: Park Development Fund
% funded by development impact fees: 100%

Traffic Impact Fund (212)

Amount collected in previous fiscal years subject to 5-year limitation: **\$4,451,197**
Funds are committed to the following project:

- Johnson Drive Economic Development Zone – Project #18531
Description: This project design and construct the transportation improvements associated with the Johnson Drive Economic Development Zone: Traffic Signals on Johnson (Commerce Drive and Owens Drive North); Stoneridge and Johnson left turns; Stoneridge Drive and 680 northbound on ramp widening; and Johnson Drive widening.
Approximate project completion date: 2023
Project cost: \$6,385,865
Source of funding: Traffic Impact Fee
% funded by development impact fees: 100%

Tri-Valley Transportation Fund (214)

Amount collected in previous fiscal years subject to 5-year limitation: **\$1,559,421**

Funds are committed to the following project:

- Tri-Valley Transportation Development Fee Reserve – Project #01541
Description: This project establishes a reserve fund for various regional projects to help mitigate traffic congestion in the Tri-Valley area. These funds represent a portion of the costs and are the City’s 20 percent set-aside portion of the Tri-Valley Transportation Development Fees (TVTDF) collected in the city of Pleasanton. The Tri-Valley projects include: I-580/I-680 flyover and hook ramps, State Route 84/I-580 corridor improvements from I-580 to I-680, Isabel Route 84/I-680 Interchange, I-680 auxiliary lanes between Bollinger Canyon Road and Diablo Road, West Dublin-Pleasanton BART Station, I-580 HOV lanes from Tassajara Road to Vasco Road, I-680 HOV lanes from State Route 84 to the top of Sunol Grade, I-680/Alcosta Boulevard Interchange Modifications, Crow Canyon Road Safety Improvements, Vasco Road Safety Improvements, and Express Bus Service. In addition to these projects, the TVTC has approved 11 additional projects among which is the El Charro Road extension in Pleasanton.
Approximate project completion date: On-Going
Project cost: \$1,852,517
Source of funding: Tri-Valley Transportation Development Fee
% funded by development impact fees: 100%

Downtown Parking-In-Lieu Fund (104)

Amount collected in previous fiscal years subject to 5-year limitation: **\$582,460**

Funds are committed to the following project:

- Expand Parking on Downtown Transportation Corridor – Project #17448
Description: A public parking lot on the transportation corridor between Bernal Avenue and Abbie Street. The project replaces an existing stabilized gravel parking lot that has a one-way drive isle and diagonal parking. The new parking lot will be similar to the Firehouse Arts Center parking lot with a two-way drive isle, 90-degree parking on each side, walk path and landscaping. The project requires a 5-to-6-foot retaining wall

along the west edge of the railroad corridor, drainage improvements, stormwater treatment facilities, curb, gutter, new asphalt and striping. Approximate project completion date: 2023*
Project cost: \$3,501,745
Source of funding: Downtown Parking In-Lieu and General Fund CIP
% funded by development impact fees: 22% eligible to be funded

** Project was completed in early part of FY 2022/23.*

Lower Income Housing Fund (Fund 122)

Amount collected in more than five fiscal years ago not yet spent:

\$1,940,504

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

Funds Subject to AB 1760

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

Water and Sewer Expansion Funds (Funds 422 and 432) – These funds are utilized to account for Water and Sewer Connection fees. When a project serves both new and existing development, only the portion related to new development is charged against these funds. The other portions of the project are funded by other sources, such as revenue from the rate payer funded Repair and Replacement Funds (Replacement Funds). The Replacement Funds are accounted for separately (Funds 422 and 432). Fund balance, revenues, expenditures and transfers for Funds 422 and 432 for fiscal years 2017/18 through 2021/22 are detailed in Attachment 3.

The following is a summary by fund of the projects that the City is committed to complete in coming years with available Water and Sewer Connection fees:

Water Expansion Fund (422)

- Water Capacity Evaluation – Project #18134
Description: The Water System Capacity Evaluation is a comprehensive study of the City's sewer water system and will be used to determine proper sizing of water pump stations, reservoirs, piping, and other facilities for both existing and future demand conditions. The project will create a hydraulic model of the water system to facilitate evaluation. Recommendations will support development of future Capital Improvement Programs.
Approximate project completion date: 2023

Project cost: \$272,217

Source of funding: Water Connection Fees (25%) and Water Replacement Fund (75%)

% funded by development impact fees: 25%

- Water Quality Improvements at Lower Zone Storage Tanks – Project #20156
Description: The City’s water system currently experiences some areas of nitrification. Staff has utilized short term operating practices to address this issue, but a more reliable long-term solution is required. The primary area of nitrification occurs in the lower zone around the Foothill Tank service area. This project will pilot the use of a chemical residual boosting and mixing system at the Foothill Tank to mitigate nitrification. If successful, this system will be implemented permanently at the Foothill Tank and potentially other locations.
Approximate project completion date: 2023
Project cost: \$1,921,732
Source of funding: Water Connection Fees (14%) and Water Replacement Fund (86%)
% funded by development impact fees: 14%

Sewer Expansion Fund (432)

- Sewer Capacity Evaluation – Project #16245
Description: This project is a general capacity study of the City’s sewer collection system to confirm proper sizing of sewer piping, pump stations and other facilities. The findings will be integrated into the Sewer System Management Plan, and include focused evaluations for East Amador Trunk Sewer, East Amador Relief Sewer, East Pleasanton Specific Plan, Ruby Hill, and Commerce Circle service areas. Integration with the Vineyard service area evaluation will be included. This project will create a hydraulic model of the sewer system which will be updated to reflect changes and evaluate adequacy of proposed changes to the system.
Approximate project completion date: 2023
Project cost: \$700,000
Source of funding: Sewer Connection Fees (25%); Sewer Replacement Fund (75%)
% funded by development impact fees: 25%
- Del Valle Parkway/Nevada Street Sewer Additions – Project #90228
Description: Installation of a 16” sewer main line from Stanley Blvd to Bernal Avenue.
Approximate project completion date: 2025
Project cost: \$1,222,700
Source of funding: Sewer Connection Fees (57%) and Sewer Replacement Fund (43%)
% funded by development impact fees: 57%

Submitted by:

Approved by:

Susan Hsieh
Director of Finance

Gerry Beaudin
City Manager

Attachments:

1. Resolution
2. Development Impact Fee Funds Subject to AB 1600
3. Development Impact Fee Funds Subject to SB 1760
4. Development Impact Fees Schedule for FY 2021/22

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

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

WHEREAS, pursuant to Government Code Section 66006 (b)(2), the information was made available to the public on December 5, 2022; and a public meeting was held on December 20, 2022; and

WHEREAS, staff has reviewed the development impact fees collected from June 30, 2017, to determine if any such development fees still remain unexpended; and

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

Unexpended Amounts by Fund:

Park Development Fund	\$ 3,307,233
Traffic Impact Fee	4,451,197
Tri-Valley Transportation Development Fee	1,559,421
Downtown Parking-In-Lieu	582,460
Total Fees Subject to AB 1600	<u>\$ 9,900,311</u>

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

Section 1:

- A. There are development impact fees remaining unexpended but these fees are committed to constructing improvements identified in subsection D below that will implement goals and objectives of the City's General Plan;
- B. The City's objective to mitigate the impacts caused by the development of residential, commercial, and industrial land will be assisted by the purchase of the equipment or construction of the improvements;
- C. There is a reasonable relationship between the purpose of each of the developer fees and the purpose for which it is charged and committed as stated below in subsection D.
- D. The amount of the development impact fees collected, the cash balance (including interest earnings) as of June 30, 2022, for each fee held for five years or more, the purpose the fee is committed, additional sources of funding and the expected date that funding will be available are as follows:

Park Development Fund (Fund 222)

Amount collected in previous fiscal years subject to 5-year limitation: **\$3,307,233**

Funds are committed to the following project:

- New Community Park Site Acquisition Reserve – Project #03728
Description: This project involves identifying potential sites to construct a new community park in the northeast area of the City and establishing a reserve to eventually acquire an appropriate site of approximately 30 to 40 acres of contiguous land. Amenities could include youth area with various play equipment, a picnic area, open field play space, an exercise course, restrooms, pathways, and landscaping. The exact type and mix of uses for this site will be determined through a Park Master Plan process, managed by staff and the Parks and Recreation Commission.
Approximate project completion date: On-Going
Project cost: \$6,669,923
Source of funding: Park Development Fund
% funded by development impact fees: 100%

Traffic Impact Fund (212)

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Approximate project completion date: On-Going
Project cost: \$1,852,517
Source of funding: Tri-Valley Transportation Development Fee
% funded by development impact fees: 100%

Downtown Parking-In-Lieu Fund (104)

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Approximate project completion date: 2023*
Project cost: \$3,501,745
Source of funding: Downtown Parking In-Lieu and General Fund CIP
% funded by development impact fees: 22% eligible to be funded

** Project was completed in early part of FY 2022/23.*

Section 2: City Clerk shall certify to the passage of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on the 20st day of December, 2022.

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

Ayes:

Noes:

Absent:

Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel Sodergren, City Attorney

Development Impact Fees Subject to AB1600

Attachment 2

Capital Facilities Fund 203

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

	2017/18	2018/19	2019/20	2020/21	2021/22
BEGINNING FUND BALANCE	\$ 6,349,309	\$ 5,858,408	\$ 6,542,424	\$ 6,258,265	\$ 3,568,430
REVENUE					
Capital Facilities Fees	525,531	537,080	650,722	509,720	169,942
Interest (includes GASB31 interest adjustment)	48,680	208,393	216,758	(1,186)	(104,712)
TOTAL REVENUE	<u>574,211</u>	<u>745,473</u>	<u>867,480</u>	<u>508,534</u>	<u>65,230</u>
TRANSERS					
Transfers Out*	(1,054,000)		(1,107,829)	(1,210,000)	
TOTAL TRANSFERS	<u>(1,054,000)</u>	<u>-</u>	<u>(1,107,829)</u>	<u>(1,210,000)</u>	<u>-</u>
EXPENDITURES					
Landscape Median Construction & Renov #06451				9,038	
New City Hall Site Land Acquisition #98429					
Animal Shelter Leases #94451	11,112	15,993	15,532	12,968	15,037
City Parking Lot Maint and Rehabilitation #13434					
LPFD Fire Stations 3 - Design and Construct #17423		5,000	11,273	1,966,363	2,905,858
LPFD Fire Stations 4 Repair #11429		40,464			
Police Dept - Parking Lot Redesign and Const #15444					
Design Fire Station#2 Improvement #18424			9,375		
Annual Court Resurfacing #20744			7,630		
TOTAL EXPENDITURES	<u>11,112</u>	<u>61,457</u>	<u>43,810</u>	<u>1,988,369</u>	<u>2,920,894</u>
ENDING FUND BALANCE	<u>\$ 5,858,408</u>	<u>\$ 6,542,424</u>	<u>\$ 6,258,265</u>	<u>\$ 3,568,430</u>	<u>\$ 712,766</u>

* Transfers Out to Fund 221 Park for Dolores Bengtson Aquatic Center Facility and Locker Room Renovation project 17706 (\$1,054,000 in 2017/18), and Fund 222 Parks share of Capital Facilities Fees (\$1,107,829 in 2019/20 & \$1,210,000 in 2020/21).

Unexpended Fees Subject to AB1600

\$ 6,349,309	Beginning Fund Balance, 7/1/17
(3,371,829)	Transfers Out*
(5,025,642)	Total Expenditures
<u>\$ (2,048,162)</u>	All Fees Subject to AB1600 Have Been Spent as of 6/30/22

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

	2017/18	2018/19	2019/20	2020/21	2021/22
BEGINNING FUND BALANCE	\$ 10,967,409	\$ 12,397,242	\$ 11,809,991	\$ 10,201,084	\$ 10,370,514
REVENUE					
Park Dedication In Lieu Fees	2,426,234	680,378	-	-	-
Interest (includes GASB31 interest adjustment)	81,737	374,021	301,900	24,364	(498,206)
TOTAL REVENUE	<u>2,507,971</u>	<u>1,054,399</u>	<u>301,900</u>	<u>24,364</u>	<u>(498,206)</u>
TRANSFERS					
Transfers In*	16,200	545,855	1,107,829	1,210,000	
Transfers Out**			(272,274)		
TOTAL TRANSFERS	<u>16,200</u>	<u>545,855</u>	<u>835,555</u>	<u>1,210,000</u>	<u>-</u>
EXPENDITURES					
Bernal Property Improvements - #01745					
Lions Wayside and Delucchi Parks #06716		2,051,462	232,558	101,593	66,618
Pleasanton Tennis & Comm Park Expansion #14731	941,108				
Bernal Property - Off-Leash Dog Park #14734					
Pleasanton Pioneer Cemetery Imp and Vet Mem #15408					
Bernal Property - Community Farm Master Plan #15735	60,140	2,358			
Pioneer Masterplan Implementation #16446			76,616	(71,347)	12,082
Bocce Ball Courts #16725		14,556	32,954	1,936	
Trails Master Plan #16734	83,090	11,722			
Amador Theatre Facility Assessment #17714					24,357
Softball Field House/Booth Renovation #17746			1,005,916	27,917	
Replace Concession Stand #17747			364,635	3,190	
Library Office Remodel #17750	10,000	54,200	1,033,353	168,411	
Century House Facility Assessment #17753		43,500			
Mountain Bike Trail #20771			330	49,083	27,918
Design Inclusionary All Access Playground #20773				39,631	76,883
Design Skate Park #20774				28,607	86,906
Pioneer Cemetery South Hill Improvement #21765				715,913	
Refund of Permit Fees #99999		9,707			
TOTAL EXPENDITURES	<u>1,094,338</u>	<u>2,187,505</u>	<u>2,746,362</u>	<u>1,064,934</u>	<u>294,763</u>
ENDING FUND BALANCE	<u>\$ 12,397,242</u>	<u>\$ 11,809,991</u>	<u>\$ 10,201,084</u>	<u>\$ 10,370,514</u>	<u>\$ 9,577,545</u>

*Transfers In from Fund 203 Capital Facilities Fund - Parks share of Public Facilities Fees (\$1,107,829 in FY20 & \$1,210,000 in FY21), and Fund 201 Miscellaneous Capital Improvement Fund for Park related CIP Projects (\$545,855 in FY19 and \$16,200 in FY18)

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

Unexpended Fees Subject to AB1600

\$ 10,967,409	Beginning Fund Balance, 7/1/17
(272,274)	Transfers Out*
(7,387,902)	Total Expenditures
<u>\$ 3,307,233</u>	Unexpended Fees Subject to AB1600 at 6/30/22

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

	2017/18	2018/19	2019/20	2020/21	2021/22
BEGINNING FUND BALANCE	\$ 8,059,965	\$ 8,603,106	\$ 10,068,869	\$ 10,299,661	\$ 10,125,385
REVENUE					
Traffic Impact Fees	857,042	1,240,533	452,113	40,490	691,052
Interest (includes GASB31 interest adjustment) & Others	112,303	301,459	304,603	24,859	(486,829)
TOTAL REVENUE	<u>969,345</u>	<u>1,541,992</u>	<u>756,716</u>	<u>65,349</u>	<u>204,224</u>
TRANSFERS					
Transfers In*		396,743		828,103	
TOTAL TRANSFERS	<u>-</u>	<u>396,743</u>	<u>-</u>	<u>828,103</u>	<u>-</u>
EXPENDITURES					
Old Stanley Blvd. Imp: Main Street to First Street #05522					
Intersection Improvements #15541, #17541, #20541, #20569	20,216	55,165	52,474	325,762	9,526
Hopyard Road and Owens Drive Intersection Impr #15525	111,902	57,572	6,265		
Traffic Signals Installation at Amador Valley High #15550					
I-680 Sunol Boulevard Improvement #15551	42,303	334,908	223,266	562,270	510,041
Traffic Model Update #15554	23,034	11,515			
Right of Way Traffic to Caltrans #16506	57,829	2,850	91,446	44,839	25,553
Signal Detection Upgrade #17568	149,126		147,723	77,112	71,376
Bi-Annual Traffic Signal Installation #17532	21,794	8,406	4,750	4,136	352,055
Johnson Dr Econ Development Zone #18531				297	275,912
Nevada Street Improvements #20565				53,312	152,912
Refund of Permit Fees - #99999		2,556			
TOTAL EXPENDITURES	<u>426,204</u>	<u>472,972</u>	<u>525,924</u>	<u>1,067,728</u>	<u>1,397,375</u>
ENDING FUND BALANCE	<u>\$ 8,603,106</u>	<u>\$ 10,068,869</u>	<u>\$ 10,299,661</u>	<u>\$ 10,125,385</u>	<u>\$ 8,932,233</u>

*Transfers In from Fund 201 Miscellaneous Capital Improvement Fund for various traffic related CIP Projects (\$360,553), Fund 001 General Fund for the local match of Intersection Improvements Project 17541 (\$36,190) in FY19, and Fund 213 Traffic Impact Funds related to Bernal Property (\$828,103) in FY21.

Unexpended Fees Subject to AB1600

\$ 8,059,965	Beginning Fund Balance, 7/1/17
(3,890,203)	Total Expenditures
<u>\$ 4,169,762</u>	<u>Unexpended Fees Subject to AB1600 at 6/30/22</u>

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

	2017/18	2018/19	2019/20	2020/21	2021/22
BEGINNING FUND BALANCE	\$ 1,559,421	\$ 1,621,640	\$ 1,919,319	\$ 2,031,255	\$ 2,076,524
REVENUE					
Tri-Valley Transportation Fees	52,226	241,513	52,205	38,638	114,609
Interest (includes GASB31 interest adjustment)	9,993	56,166	59,731	6,631	(105,085)
TOTAL REVENUE	<u>62,219</u>	<u>297,679</u>	<u>111,936</u>	<u>45,269</u>	<u>9,524</u>
EXPENDITURES					
*Refund of Permit Fees - #99999					
TOTAL EXPENDITURES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
ENDING FUND BALANCE	<u>\$ 1,621,640</u>	<u>\$ 1,919,319</u>	<u>\$ 2,031,255</u>	<u>\$ 2,076,524</u>	<u>\$ 2,086,048</u>

Unexpended Fees Subject to AB1600

\$ 1,559,421	Beginning Fund Balance, 7/1/17
-	*Refund of Permit Fees
<u>\$ 1,559,421</u>	<u>Unexpended Fees Subject to AB1600 at 6/30/22</u>

* Expenditures related to AB1600 fees

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

	<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>
BEGINNING FUND BALANCE	\$ 582,460	\$ 658,873	\$ 695,443	\$ 716,421	\$ 718,640
REVENUE					
Parking-In-Lieu Fees	71,853	14,500	-	-	-
Interest (includes GASB31 interest adjustment)	4,560	22,070	20,978	2,219	(35,703)
TOTAL REVENUE	<u>76,413</u>	<u>36,570</u>	<u>20,978</u>	<u>2,219</u>	<u>(35,703)</u>
TRANSFERS					
Transfers In					
TOTAL TRANSFERS	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES					
TOTAL EXPENDITURES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
ENDING FUND BALANCE	<u>\$ 658,873</u>	<u>\$ 695,443</u>	<u>\$ 716,421</u>	<u>\$ 718,640</u>	<u>\$ 682,936</u>

Unexpended Fees Subject to AB1600

\$ 582,460	Beginning Fund Balance, 7/1/17
-	Total Expenditures
<u>\$ 582,460</u>	Unexpended Fees Subject to AB1600 at 6/30/22

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

	2017/18	2018/19	2019/20	2020/21	2021/22
BEGINNING FUND BALANCE	\$ 11,629,837	\$ 9,481,422	\$ 9,900,276	\$ 10,357,205	\$ 11,160,053
REVENUE					
Lower Income Housing Fees	417,000	1,683,397	486,444	837,895	1,289,543
Loan Proceeds	84,614	80,983	37,415	70,291	82,859
Miscellaneous Revenues	973,455	1,119,612	581,093	1,050,998	987,592
Interest (includes GASB31 interest adjustment)	92,258	293,855	307,947	33,796	(606,079)
TOTAL REVENUE	1,567,327	3,177,847	1,412,899	1,992,980	1,753,915
TRANSFERS					
Transfers Out					
TOTAL TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENDITURES					
Kottinger / Pleasanton Gardens #14905	2,735,785				
Housing Related Parks (HRP) Program Grant #16806	80,189				
Housing Rehabilitation Program #17903	32,963	48,542	3,455	37,922	178,383
Sunflower Hill Project #17904	7,238				
Sunflower Hill Special Needs Housing #17913	187,636	2,071,543			
City Down Payment Assistance - #14918	13,000				
Echo Housing - #11853	89,442	64,153	61,631	46,427	56,081
Housing Rehab #11858	615	568	569	460	477
Tri-Valley Reach - #11866		12,000	25,000	35,000	35,000
Housing Case Mgmt Scholarships - #11867	94,896	45,903	41,087	41,308	33,827
Comm Resources-Independent Living -#11870		15,000	13,705	19,501	15,000
1st Time Home Buyer Program #16927, #21904	64,275	45,650	46,735	40,572	35,100
Emergency Rental Assistance Program #20904			250,000	450,000	
Coronavirus (COVID-19) #20903			5,322		
Centro Legal De La Raza - Housing - #22904					59,245
Housing Loan Expense		29,590			
Overhead - Administrative Expense - #99999	371,900	365,023	387,129	396,170	425,249
Purchase of Property - #99999					
Miscellaneous Housing Expenditures - #99999	37,803	61,021	121,337	122,772	230,133
TOTAL EXPENDITURES	3,715,742	2,758,993	955,970	1,190,132	1,068,495
ENDING FUND BALANCE	\$ 9,481,422	\$ 9,900,276	\$ 10,357,205	\$ 11,160,053	\$ 11,845,472

Water Connection Fees Subject to SB1760

Attachment 3

Water Expansion Fund 422

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

	2017/18	2018/19	2019/20	2020/21	2021/22
BEGINNING FUND BALANCE	\$ 4,350,411	\$ 4,146,049	\$ 3,981,279	\$ 4,077,864	\$ 3,963,132
REVENUE					
Water Connection Fees	277,200	117,000	262,800	161,860	65,160
Interest (includes GASB31 interest adjustment)	33,937	134,216	122,584	12,371	(198,431)
TOTAL REVENUE	<u>311,137</u>	<u>251,216</u>	<u>385,384</u>	<u>174,231</u>	<u>(133,271)</u>
EXPENDITURES					
Ruby Hill - Additional Water Storage #15146	25,696	8,168			
Water Pump and Motor Upsizing #16108	253,530				
Bi-Annual Water Quality Improvement Project #17100		46,658	259,127	44,215	
Bi-Annual Hydrant Lateral Project #17135	3,752	139,835			
Del Valle Parkway Water Main Extension - #94115				203,109	
Water Capacity Evaluation #18134			8,161	29,080	22,149
Reimbursable Project #99999	55,830	175,982			
Overhead Charge for Inspection/Engineering - #99999	176,691	45,343	21,511	12,559	1,471
TOTAL EXPENDITURES	<u>515,499</u>	<u>415,986</u>	<u>288,799</u>	<u>288,963</u>	<u>23,620</u>
ENDING FUND BALANCE	\$ 4,146,049	\$ 3,981,279	\$ 4,077,864	\$ 3,963,132	\$ 3,806,242

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

	<u>2017/18</u>	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>
BEGINNING FUND BALANCE	\$ 2,859,480	\$ 2,741,692	\$ 2,905,821	\$ 3,038,704	\$ 3,070,940
REVENUE					
Sewer Connection Fees	110,449	72,385	43,661	22,584	36,852
Interest (includes GASB31 interest adjustment)	21,920	91,744	89,222	9,652	(154,184)
TOTAL REVENUE	<u>132,369</u>	<u>164,129</u>	<u>132,883</u>	<u>32,236</u>	<u>(117,332)</u>
EXPENDITURES					
Meadowlark Sewer Siphon #13226	200,000				
Sewer Capacity Evaluation - #16245					4,797
Refund - #99999					
Overhead Charge for Inspection/Engineering - #99999	50,157				2,307
TOTAL EXPENDITURES	<u>250,157</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,104</u>
ENDING FUND BALANCE	<u>\$ 2,741,692</u>	<u>\$ 2,905,821</u>	<u>\$ 3,038,704</u>	<u>\$ 3,070,940</u>	<u>\$ 2,946,504</u>

CITY OF PLEASANTON
DEVELOPMENT IMPACT AND CONNECTION FEES

Attachment 4

A. Capital Facilities Fee

(due at the time building permit is issued)

<i>Applicable to all new construction and non-residential additions exceeding 200 sq ft. Due at the time building permit is issued</i>		
<i>PMC 3.22.040 Subject to an annual inflation adjustment on January 1 of each year based upon the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.</i>		
Residential (per dwelling unit)		
Single-family detached		\$19,128
Single-family attached (Townhouse)		\$13,629
Multi-family (Apartment, Condominium)		\$13,629
Accessory Dwelling Units (ADU) e.g. In-law, Aupair, etc		
Less than 749 sq. ft.		\$0
750 sq ft or greater ADU, whether attached or detached to a detached single-family dwelling		
	750- 1,000 sq ft	\$4,782
	> 1,000 sq ft	\$9,564
750 sq ft or greater ADU, whether attached or detached to an attached single-family (e.g Town home) or multi-family (apartment or condominium) dwelling		
	750- 1,000 sq ft	\$3,406
	> 1,000 sq ft	\$6,814
Non-Residential (per square foot)		
Office		\$2.77
Research & Development		\$2.22
Light Manufacturing		\$0.88
Service/Commercial		\$2.02
Warehouse		\$0.88
Retail		\$2.02
Restaurant		\$2.02
Hotel/Motel (per Room)		\$1,096

B. Affordable Housing Fee

(due at the time building permit is issued)

<i>Applicable to all new construction and non-residential additions exceeding 200 sq ft.</i>		
<i>PMC 17.40.070, Subject to an annual inflation adjustment on January 1 of each year, based upon the Consumer Price Index (CPI) for the San Francisco/Oakland region.</i>		
Residential <i>(per dwelling unit)</i>	Single-family detached (over 1,500 sq ft)	\$47,762
	Single-family detached (1,500 sq ft or less)	\$46,732
	Multi-family (Apartment, Condominium)	\$46,732
	Accessory Dwelling Unit(In-law, Aupair, etc..)	\$0
Non-Residential <i>(per square foot)</i>	Retail	\$4.93
	Hotel/Motel	\$3.40
	Office	\$8.22
	Industrial	\$13.64

C. Transportation Development Fee

(due at the time building permit is issued)

<i>Applicable to all new construction and non-residential additions exceeding 200 sq ft.</i>	
<i>PMC 3.26.040 Subject to an annual inflation adjustment on January 1 of each year based upon the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.</i>	
Residential (per dwelling unit)	
Single-family detached	\$10,874
Single-family attached (Townhouse)	\$10,874
Multi-family (Apartment, Condominium)	\$6,686
Accessory Dwelling Units (ADU) e.g. In-law, Au Pair, etc	
749 sq ft or less ADU to either single or multi-family dwelling	\$0
750 sq ft or greater ADU whether attached or detached to a detached single-family, or to an attached single-family dwelling (townhouse)	
750- 1,000 sq ft	\$2,718
> 1,000 sq ft	\$5,437
750 sq ft or greater ADU whether attached or detached to attached multi-family dwellin(s) other than a townhome (e.g. apartment or condominium)	
750- 1,000 sq ft	\$1,671
> 1,000 sq ft	\$3,343
Non-Residential (per square foot)	
Office	\$16.97
Commercial/Retail	\$24.94
Industrial	\$10.27
Research & Development	\$12.78
Hotel/Motel (per Room)	\$7,169

D. Tri-Valley Transportation Development Fee

(due at the time building permit is issued)

<ul style="list-style-type: none"> - Collected for Tri-Valley Transportation Council to fund traffic mitigation improvements in the TVDA - Subject to an annual adjustment (by the TVTC) on Jul 1 of each year based upon the Engineering News Record Construction Cost Index for the San Francisco Bay Area 		
Residential (per dwelling unit)	Single-family detached	\$5,057
	Single-family attached (Townhouse)	\$5,057
	Multi-family (Apartment, Condominium)	\$3,484
	Accessory Dwelling Unit (ADU Aupair, etc.)	\$0
	Affordable Housing Units	\$0
Non-residential	Office, per square foot of gross floor area	\$8.59
	Retail, per square foot of gross floor area	\$3.74
	Industrial, per square foot of gross floor area	\$5.00
	Other Uses, per average am/pm peak hour trip	\$5,620

E. Downtown Revitalization District Parking In-Lieu Fee

<ul style="list-style-type: none"> - <i>PMC 18.88.120 When development within the Downtown Revitalization District is not able to accommodate all of its required parking onsite the following fee will be collected by the City to purchase land for and to construct public parking lots.</i> - <i>Subject to annual inflation adjustment on April 1 of any year in which the fee has not been recalculated, based on the annual change in ENR Construction Cost Index.</i> 	
Per parking space	\$21,940.53

F. Johnson Dr EDZ Transportation Development Fee¹

(due at the time building permit is issued)

<i>Due at time building permit is issued.</i>		
<i>PMC 3.44.040 Subject to an annual inflation adjustment on January 1 of each year based upon the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.</i>		
Retail, per square foot		
	Retail-Parcel 4	\$31.08
	Retail-Parcel 7	\$31.08
	Retail-Parcel 8	\$31.08
	Retail-Parcel 1	\$34.17
	Retail-Parcel 6b	\$36.38
	Retail-Parcel 11	\$39.95
	Retail-Parcel 9	\$41.88
	Office, per square foot	\$15.02
	Hotel, per square foot	\$15.50

¹ *PMC 3.44.040 Subject to an annual inflation adjustment on January 1 of each year based upon the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.*

G. Water Connection Fees - City

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

H. Recycled Water Connection Fees

Res 15-777, Adjusted annually beginning 1 January 2017 by Engineering News Record (ENR) Construction Cost Index.	Meter Size	Meter Equivalent	Recycled Water Connection Fee
	5/8 inch	1.00	\$0
	3/4 inch	1.50	\$0
	1 inch	2.50	\$0
	1.5 inch (displacement type)	5.00	\$0
	1.5 inch (OMNI C2)	16.00	\$0
	1.5 inch (OMNI T2)	16.00	\$0
	2" (displacement type)	8.00	\$0
	2" (OMNI C2)	16.00	\$0
	2" (OMNI T2) (1)	20.00	\$0

I. Local and Regional (DSRSD) Sewer Connection Fees

		Pleasanton Local Fee	Regional-DSRSD effective 7/1/21
RESIDENTIAL			
Single Family Dwelling Unit	<i>per house</i>	\$500.00	\$13,862.00
Auxiliary (Secondary) Dwelling Unit	<i>per square</i>	\$2.00	\$8.87
Townhome, Townhouse, Duet, Duplex	<i>per unit</i>	\$500.00	\$13,862.00
Condominium	<i>per unit</i>	\$375.00	\$10,397.00
Apartment, Mobile Home	<i>per unit</i>	\$330.00	\$9,150.00
REGULAR (low strength wastewater)			
Auditoriums	<i>per seat</i>	\$4.55	\$140.90
Auto body shops/ Auto dealers	<i>per square</i>	\$0.25	\$7.75
Banks, Financial Offices	<i>per square</i>	\$0.14	\$4.23
Barber shops/ Beauty shops	<i>per square</i>	\$0.68	\$21.14
Bars, Cocktail lounges, taverns (w/o dining)	<i>per square</i>	\$0.80	\$24.66
Bowling alleys	<i>per square</i>	\$0.70	\$21.84
Car washes	<i>per square</i>	\$3.86	\$119.77
Churches	<i>per seat</i>	\$11.36	\$352.26
Delicatessen	<i>per square</i>	\$1.61	\$50.02
Dental Clinic	<i>per square</i>	\$2.05	\$9.86
Dry Cleaners	<i>per square</i>	\$1.02	\$31.70
Gas Stations	<i>per square</i>	\$1.07	\$33.11
General Retail/ Commercial	<i>per square</i>	\$0.11	\$3.52
Gyms, Health Clubs	<i>per square</i>	\$0.95	\$29.59
Hospital	<i>per square</i>	\$568.18	\$17,613.04
Hotels, Motels (no dining facilities)	<i>per square</i>	\$295.45	\$9,158.78
Institutional (Resident)	<i>per bed</i>	\$227.27	\$7,045.22
Laundries, coin-operated	<i>per room</i>	\$295.45	\$9,158.78
Laundries, full service (commercial)	<i>per bed</i>	\$2.27	\$70.45
Market - Dry Goods	<i>per machine</i>	\$0.43	\$13.39
Medical Clinic	<i>per square</i>	\$0.84	\$26.07
Medical/ Dental Complex	<i>per square</i>	\$0.50	\$15.50
Office Buildings	<i>per square</i>	\$0.11	\$3.52

I. Local and Regional (DSRSD) Sewer Connection Fees (Continued)

		Pleasanton Local Fee	Regional-DSRSD effective 7/1/21
REGULAR (low strength wastewater) continued			
Parks/ Rec	<i>per square foot</i>		\$4,931.65
Country Club		\$159.09	\$4,931.65
Picnic Park	<i>per person</i>	\$22.73	\$704.52
Pool	<i>per person</i>	\$22.73	\$704.52
Tennis Courts, w/ toilet & shower	<i>per person</i>	\$227.27	\$7,045.22
Plant Nursery	<i>per court</i>	\$0.18	\$5.64
Printers	<i>per square foot</i>	\$0.32	\$9.86
Public Agencies	<i>per square foot</i>	\$0.11	\$3.52
Recreational vehicle R.V. Park	<i>per square foot</i>	\$272.72	\$8,454.26
Schools (excluding cafeteria)	<i>per RV</i>		
W/o showers		\$34.09	\$1,056.78
With showers	<i>per student</i>	\$45.45	\$1,409.04
Theaters	<i>per student</i>	\$4.55	\$140.90
Veterinary Hospital	<i>per seat</i>	\$0.77	\$23.95
Warehouse/distribution	<i>per square foot</i>	\$0.07	\$2.11
REGULAR (medium strength wastewater)			
Banquet Facilities - intermittent use	<i>per square foot</i>	\$0.61	\$20.85
Business with cafeteria	<i>per square foot</i>	\$1.36	\$44.55
Cafeteria	<i>per square foot</i>	\$1.23	\$41.71
Hotels/Motels with dining facilities	<i>per square foot</i>	\$1.36	\$44.55
Restaurant, Fast Food	<i>per square foot</i>	\$1.36	\$44.55
Restaurant, Full Service	<i>per square foot</i>	\$1.23	\$41.71
School with cafeteria	<i>per square foot</i>	\$1.36	\$44.55
REGULAR (high strength wastewater)			
Bakeries/ Donut Shops/ Ice Cream Shops	<i>per square foot</i>	\$1.41	\$51.55
Car washes w/ steam cleaning	<i>per square foot</i>	\$0.91	\$152.42
Markets with garbage disposals	<i>per square foot</i>	\$3.86	\$15.56
Mortuaries	<i>per square foot</i>	\$0.43	\$7.37
INDUSTRIAL (other):			
<i>All other non-residential users or special use (users with above-normal discharge of flow, BOD, and SS) shall be assessed a connection fee on a case-by-case basis based on average day peak month flow, BOD, and SS to be discharged to the sewer system as follows:</i>			
Wastewater Flow	<i>gallons per day</i>	\$2.27	\$60.47
BOD (Biochemical Oxygen Demand)	<i>lbs per day</i>	n/a	\$1,461.85
SS (Suspended Solids)	<i>lbs per day</i>	n/a	\$769.24