



CITY COUNCIL AGENDA REPORT

January 20, 2026
Finance

TITLE: PUBLIC HEARING - ADOPT A RESOLUTION FINDING THAT CERTAIN DEVELOPMENT IMPACT FEES SUBJECT TO THE MITIGATION FEE ACT (GOVERNMENT CODE SECTION 66000, ET SEQ.) ARE UNEXPENDED AFTER FIVE YEARS AND THE FUNDS ARE COMMITTED TO PARTICULAR PROJECTS

SUMMARY

The California Mitigation Fee Act (Government Code Sections 66000 et seq.) mandates procedures for administration of impact fee programs, including collection and accounting, reporting, and refunds. Regarding reporting requirements, the Mitigation Fee Act (MFA) requires annual reporting and five-year reporting processes for each impact fee fund. 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.

Staff made the required information as prescribed by the MFA available to the public within 180 days of the close of the 2024-25 Fiscal Year. Information was initially posted on the City's website (<https://www.cityofpleasantonca.gov/our-government/housing/housing-policy-inclusionary-zoning-ordinance-izo/>) on December 26, 2025. After making this information publicly available, reports are required to be reviewed by City Council at the next regularly scheduled public meeting, *but not less than* 15 days after the statements are made available. Hence, staff provided the required public meeting notice on December 29, 2025, and has made this report available 15 days in advance of the City Council meeting, as required by law.

RECOMMENDATION

Adopt a resolution finding that certain development impact fees subject to the Mitigation Fee Act (GC 66000, et seq.) are unexpended after five years and the funds are committed to particular projects.

BACKGROUND

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

One of the mandated accounting guidelines, as stated in Government Code Section 66006(a), provides that a local agency shall establish separate capital facility accounts for each

improvement funded by development impact fees. Any interest income earned by funds in such an account shall also be deposited in that account.

Reporting requirements for each impact fee fund are summarized as follows:

Annual Reporting Requirements: Section 66006 (b) (1) requires that once each year, within 180 days of the close of the fiscal year, the local agency must make available to the public certain information for each separate account established to receive impact fee revenues. The Annual Report must be reviewed by the City Council. Section 66013(d) has similar requirements for capacity charges for water and sewer utilities.

Five-Year Reporting Requirements: Section 66001 (d) requires that, for the fifth fiscal year following the first deposit of any impact fee revenue into an account or fund, and every five years thereafter, certain findings must be made with respect to unexpended funds, and findings must be made in connection with the public information required by Section 66006 (b), which are the annual reporting requirements.

To date, the City has issued both annual and five-year report documentation annually for review and acceptance by City Council before the end of each calendar year. While the City is not required by the MFA to meet the five-year reporting requirements on an annual basis, the Finance Department has reported in this manner to streamline the need for tracking reporting years between annual and five-year report dates and ensure compliance with the Mitigation Fee Act (MFA) in an ongoing manner.

DISCUSSION

The City uses fund accounting to segregate development impact fees subject to the Mitigation Fee Act from other City funds. Section 1 below meets the requirements for the Annual Report. Section 2 then meets the requirements for the Five-Year Report.

Section 1: Annual Report on Funds Subject to the Mitigation Fee Act

Government Code Section 66006 (b) (1) requires that once each year, within 180 days of the close of the fiscal year, the local agency must make available to the public the following information for each separate account established to receive impact fee revenues:

1. A brief description of the type of fee in the account or fund; (*see report section 1.2*)
2. The amount of the fee; (*see report section 1.1 and attachment*)
3. The beginning and ending balance of the account or fund; (*see report section 1.3*)
4. The amount of the fees collected, and interest earned; (*see report section 1.3*)
5. Identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees; (*see report section 1.4*)
6. Identification of the approximate date by which the construction of a public improvement will commence, if the City determines sufficient funds have been collected to complete financing of an incomplete public improvement. Identification of each public improvement identified in a previous report and whether construction began on the approximate date noted in the previous report. For a project identified for which construction did not commence by the approximate date provided in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction. (*see report section 1.4*)

7. A description of each inter-fund transfer or loan made from the account or fund, including interest rates, repayment dates, and a description of the improvement on which the transfer or loan will be expended; (*see report section 1.5*)
8. The amount of any refunds or allocations made pursuant to Section 66001, paragraphs (e) and (f). (*see report section 1.6*)

The Annual Report must be reviewed by the City Council at its next regularly scheduled public meeting, but not less than 15 days after the statements are made public, per Section 66006 (b) (2).

Section 66013(d) has similar requirements for capacity charges in that, within 180 days after the close of each fiscal year, the local agency must make available to the public the following information:

1. A description of the charges deposited in the fund; (*see report section 1.2*)
2. The beginning and ending balance of the fund and the interest earned from investment of moneys in the fund; (*see report section 1.3*)
3. The amount of charges collected in that fiscal year; (*see report section 1.3*)
4. An identification of:
 - a. Each public improvement on which charges were expended and the amount of expenditure for each improvement, including the percentage of the total cost of the public improvement that was funded with those charges if more than one source of funding was used; (*see report section 1.4*)
 - b. Each public improvement on which charges were expended that was completed during that fiscal year; (*see report section 1.4*)
 - c. Each public improvement that is anticipated to be undertaken in the following fiscal year. (*see report section 1.4*)
5. A description of each interfund transfer or loan made from the capital facilities fund, including the public improvement on which the transferred or loaned charges are or 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 fund will receive on the loan. (*see report section 1.5*)

Section 1.1 Current Impact Fees

Development impact fees in the City of Pleasanton are one-time charges levied on new development in Pleasanton to fund the construction of capital and infrastructure improvements, as presented in the *“City of Pleasanton Development Impact Fee, Commercial Linkage Fee, and Affordable Housing In-Lieu Fee”* report, prepared by Economic & Planning Systems Inc. (EPS), dated November 25, 2024. This report shall be referred to herein as “the “2024 Nexus Study.” In November 2024, the City Council finalized review and approval of the methodology for updating fees. The Attachment to this Annual and Five-Year Development Impact Fee Report (the Report) provides a copy of Pleasanton’s current Development Impact Fee Schedule, for fees charged in Fiscal Year 2024/25.

Section 1.2 Types of Impact Fees and Impact Fee Funds

The impact fees documented in this Annual Report are listed below. The revenue and expenditures for each fee are tracked by the City in a separate fund.

Table 1. Impact Fees and Impact Fee Funds

Fund No.	Fee Name	Purpose and Use of the Fee
203	Public Facilities (Capital Facilities Fees)	This fund is utilized to account for the Public Facilities portion of the Capital Facilities Fees. Facilities and equipment required to service new development are funded from this fee and include construction and expansion of public facilities, including general government, fire, police and public works as well as their associated vehicle and equipment fleet expansion. 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. (PMC 3.22)
222	Park Development (included in Capital Facilities Fee)	<p>This fund is utilized to account for the receipt of Park Dedication In-Lieu fees collected through December 2019. The City repealed its In-Lieu Park Dedication Fee by Ordinance No. 2192 (2019) and Res. 18-1047.</p> <p>This fund also accounts for the portion of the Capital Facilities (Impact) Fees attributable to Parks and Recreation Facilities. Facilities required to service new development are funded from this fee and include acquisition and improvements of new parks as well as facility improvements and renovations to the library and community/cultural center buildings.</p>
212	Traffic Impact (Transportation Development Fee)	This fund is utilized to account for the receipt of <i>Traffic Impact fees</i> . A fair share of planned transportation improvements, including interchange, pedestrian / bicycle safety, and traffic signal improvements 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 gas tax revenues or the General Fund. (PMC 3.26)
214	Tri-Valley Transportation Development Fee	This fund is utilized to account for the receipt of <i>Tri-Valley Transportation fees</i> . The City, as a member of the Tri-Valley Transportation Council (TVTC), collects a fee from developers to finance projects to reduce traffic-related impacts caused by future developments. The City forwards 80% of the receipts to the TVTC to be utilized for regional traffic projects and retains 20% for City-related traffic projects. In addition, the City receives advances/reimbursements for City-related work performed on specific TVTC-sponsored projects. The City acts as a project sponsor for some TVTC projects; in this capacity, the City receives pass-thru funds from TVTC and remits them to the appropriate agency in charge of the project.

104	Downtown Revitalization District Parking In-Lieu Fee	This fund is utilized to account for the receipt of <i>Parking-In-Lieu fees</i> 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 for and to construct public parking lots. (<i>PMC 18.88.120</i>).
122	Lower Income Housing (Affordable Housing In-Lieu Fee / Commercial Linkage Fee)	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. (<i>PMC 17.40</i>) The City's Inclusionary Zoning Ordinance (IZO) requires that new market-rate residential development projects include a certain percentage of housing units at rents or sale prices that are affordable to lower income households this program includes the option for new development to pay an <i>Affordable Housing In-Lieu Fee</i> in lieu of providing affordable units on site as an alternative means of compliance. The <i>Commercial Linkage Fee</i> is charged to non-residential development exclusively in order to mitigate its impact on the need for affordable housing in the city.
422	Water Expansion (Water Connection Fee)	Fund 422 accounts for water connection fee revenues and expenditures. 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.
432	Sewer Expansion (Sewer Connection Fee)	Fund 432 accounts for sewer connection fee revenues and expenditures. 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.

Section 1.3 Financial Summary Report

The following provides the required financial summary for each development impact fee, to include the beginning and ending balance, amount of fees and/or charges collected, and interest earned for the Fiscal Year End, June 30, 2025. Figures shown in Table 2 below are unaudited as of the date of this Report.

Table 2. Financial Summary, Fiscal Year 2025

Fund No.	203	222	212	214	104	122	422	432
Description	Public Facilities	Park Development	Traffic	Tri-Valley Transportation	Downtown Parking In-Lieu	Lower Income Housing	Water Expansion	Sewer Expansion
REVENUES								
Fees	1,391,806	2,011,934	2,439,766	327,786	-	99,264	72,309	150,738
Interest	54,660	475,228	551,453	119,145	37,605	746,664	212,585	162,945
Loan Repayments	-	-	-	-	-	-	-	-
Other Revenue	-	-	-	-	-	1,785,975	-	-
Transfers In	-	-	-	-	-	3,468,634	-	-
Total Revenues	1,446,466	2,487,162	2,991,219	446,931	37,605	6,100,536	284,894	313,683
Fund Balance, Beginning of the Year¹	1,993,970	8,885,580	10,116,542	2,307,649	709,879	14,218,430	4,013,189	3,014,561
Fund Balance, End of the Year¹	3,361,566	9,859,945	7,591,705	2,679,681	747,484	18,953,512	4,298,083	3,253,191

¹ Beginning & Ending Fund Balance per financial reports provided by the City's Finance Department.

Section 1.4 Public Improvements

Current Year Expenditures: The following table identifies the public improvements on which fees from each impact fee fund were expended as of Fiscal Year End, June 30, 2025. Per the MFA requirements, information regarding the amount of the expenditures on each improvement is also provided, including the percentage of the cost of the public improvement that was funded with fees.

Table 3. Current Public Improvements, Fiscal Year 2025

Development Impact Fees												
Fund	Fund Name	Proj. #	Project Name	Project Start (FY)	Project Finish (FY)	Project Phase	Total Project Funding	Total Impact Fee Funded Amount	% Impact Fee Funded	Total Prior Year Impact Fee Expenditures	FY 2025 Impact Fee Expenditures	Impact Fee Funding Remaining
203	Public Facilities	23493	Library Lighting	2023	2024-25	Completed	\$ 1,115,322	\$ 68,000	6%	\$ 10,011	\$ 57,989	\$ (0)
203	Public Facilities	24374	MCC Replacement & Temporary Power Station	2022	2026	Active	\$ 232,972	\$ 30,000	13%	\$ 5,987	\$ 20,881	\$ 3,182
222	Park Development	06716	Lions Wayside and Delucchi Parks	2024	2026	Active	\$ 4,749,164	\$ 4,421,084	98%	\$ 2,631,994	\$ 1,478,249	\$ 310,841
212	Traffic	17532	Bi-Annual Traffic Signal Installation	2018	2023	Completed	\$ 833,644	\$ 483,644	58%	\$ 428,641	\$ -	\$ 55,003
		23532		2023	2026	Active	\$ 1,458,045	\$ 866,156	59%	\$ 200,274	\$ 541,512	\$ 124,370
212	Traffic	15525	Hopyard Road and Owens Drive Intersection Impr	2017	ongoing	Active	\$ 6,187,694	\$ 2,710,000	44%	\$ 210,693	\$ 1,124,164	\$ 1,375,143
212	Traffic	15551	I-680 Sunol Boulevard Improvement	2016	ongoing	Active	\$ 5,100,000	\$ 3,800,000	75%	\$ 2,225,153	\$ 408,300	\$ 1,166,547
212	Traffic	18531	Johnson Dr Econ Development Zone	2018	2026	Active	\$ 11,585,865	\$ 6,385,865	55%	\$ 277,888	\$ 3,442,080	\$ 2,665,897
432	Sewer Expansion		Overhead Charge for Inspection/Engineering	ongoing	ongoing	Active	n/a	n/a	n/a	\$ 53,280	\$ 35,444	n/a
432	Sewer Expansion	16245	Sewer Capacity Evaluation	2023	2026	Active	\$ 792,177	\$ 175,000	22%	\$ 135,391	\$ 39,609	\$ (0)
Reserves [1]												
222	Park Development	16446	Pioneer Masterplan Implementation								\$ 34,548	
214	Tri-Valley Transportation	01541	Tri-Valley Transportation Development Fee Reserve								\$ 74,900	
Lower Income Housing [2]												
122	Lower Income Housing	16927	1st Time Home Buyer Program								\$ -	
		21904									\$ 32,500	
122	Lower Income Housing	22904	Centro Legal De La Raza - Housing								\$ 38,966	
122	Lower Income Housing	11870	Comm Resources-Independent Living								\$ 15,655	
122	Lower Income Housing	11853	Echo Housing								\$ 64,944	
122	Lower Income Housing	20904	Emergency Rental Assistance								\$ -	
122	Lower Income Housing	11868	Goodness Village - Tiny Home Comm								\$ 58,874	
122	Lower Income Housing	11858	Housing Rehab								\$ 417	
122	Lower Income Housing	17903	Housing Rehabilitation Program								\$ 34,411	
122	Lower Income Housing		Miscellaneous Housing Expenditures								\$ 775,120	
122	Lower Income Housing	25805	Tri-Valley Reach Maintenance								\$ 45,000	
							TOTAL	\$ 32,054,883	\$ 18,939,749	\$ 6,179,262	\$ 8,323,564	\$ 5,700,982

Notes:

[1] Expenditures are commitments to reserves for future projects

[2] Affordable Housing In Lieu Fees are not impact fees and not subject to MFA reporting requirements. Expenditures are reported on herein for transparency purposes.

Planned Expenditures: The City determines allocations of priority, funding, and financing of incomplete public improvements through adoption of a five-year capital improvement program during the annual budgeting process. According to the City's *FY 2025/26 – FY 2029/30 Capital Improvement Program*, funds are committed to complete financing of various public improvements as shown in the table below. Each project is identified by impact fee fund, and shows an approximate start date:

Table 4. Planned Public Improvements

Fund	Fund Name	Proj. #	Project Name	FY 2025-26 - FY 2029-30 Capital Improvement Plan				
				Project Start (FY)	Project Finish (FY)	Total Project Funding	Total Impact Fee Funded Amount	% Impact Fee Funded
203	Public Facilities	FY349	Annual Facility Replacement	ongoing	ongoing	\$ 2,155,000	\$ 489,000	23%
203	Public Facilities	26386	Library Fire Alarm Upgrade	2025-26	2026-27	\$ 750,000	\$ 170,000	23%
222	Park Development	26787	Nonfunctional Turn conversion for AB1572	2025-26	2026-27	\$ 1,100,000	\$ 250,000	23%
212	Traffic	30532	Bi-Annual Traffic Signal Installations	2029-30	2029-30	\$ 1,300,000	\$ 1,300,000	100%
422	Water Expansion	FY183	Annual Water Distribution System Improvements	2027-28	2029-30	\$ 8,687,500	\$ 47,500	1%
422	Water Expansion	28174	City Groundwater Supply - Phase II	2027-28	2029-30	\$ 25,016,769	\$ 4,309,200	17%
				TOTAL		\$ 39,009,269	\$ 6,565,700	

Prior Year Reported Public Improvements: The following are public improvements identified in the City's prior impact fee fund report: *Council Agenda Report dated December 17, 2024*. The table notes the estimated start date for each project, and whether construction began on the approximate date noted in the previous report. For any project identified for which construction did not commence by the approximate date provided in the previous report, the reason for the delay is noted, as well as a revised approximate date that the City will commence construction.

Table 5. Prior Year Reported Public Improvements

Fund	Fund Name	Proj. #	Project Name	Estimated Project Start (FY)	Status	Reason for Delay	Revised Estimated Project Start (FY)
222	Park Development	16733	Pleasanton Tennis/Community Park LED Light	n/a	Cancelled	Cancelled per CIPPP policy	n/a
222	Park Development	20773	Design/Inclusionary All Access Play	n/a	Cancelled	Cancelled per CIPPP policy	n/a
222	Park Development	21775	Tennis/Community Park Court Lighting	2025-26	Active	Project scheduled to go into design phase in FY26 when resources become available	2025-26
104	Downtown Parking In-Lieu	n/a	Expand Parking on Downtown Transportation Corridor	ongoing	On hold	Project placed on hold until change in demand for project programming	2030-31

Section 1.5 Interfund Loans

The Mitigation Fee Act requires a description of each inter-fund transfer or loan made from the account or fund, including interest rates, repayment dates, and a description of the improvement on which the transfer or loan will be expended. There were no new interfund transfers or loans made between impact fee funds in Fiscal Year 2025.

Section 1.6 Refund Requirements

The refunding requirements for the Mitigation Fee Act are summarized as follows:

Refunds under the Mitigation Fee Act: If the City determines that sufficient funds have been collected to complete financing on incomplete improvements for which impact fee revenue is to be used, it must, within 180 days of that determination, identify an approximate date by which construction of the public improvement will be commenced (Government Code Section 66001 (e)). If the agency fails to comply with that requirement, it must refund impact fee revenue in

the account according to procedures specified in Section 66001 (d).

As discussed in Section 1.4 of this Report, determinations regarding sufficient funds collected to complete incomplete improvements are provided by the City's annual Capital Improvement Plan (CIP), along with their approximate start dates. Other than projects listed above and in the City's CIP for which approximate construction dates have been provided, the City has not made a determination that sufficient funds have been collected to complete financing of any other incomplete public improvements. No refunds of impact fee monies were made or required.

Section 2: Five-Year Report on Funds Subject to the Mitigation Fee Act

Prior to 1996, The Mitigation Fee Act required that a local agency collecting impact fees was required to expend or commit impact fee revenue within five years or make findings to justify a continued need for the money; otherwise, those funds had to be refunded. SB 1693, adopted in 1996 as an amendment to the Mitigation Fee Act, changed that requirement in material ways.

Now, Section 66001 (d) requires that, for the fifth fiscal year following the first deposit of any impact fee revenue into an account or fund as required by Section 66006 (b), and every five years thereafter, the local agency shall make all the following findings for any fee revenue that remains unexpended, whether committed or uncommitted:

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

These findings are also required to be made in conjunction with the annual reports discussed in Section 1.

Once the agency determines that sufficient funds have been collected to complete financing on incomplete improvements for which impact fee revenue is to be used, it must, within 180 days of that determination, identify an approximate date by which construction of the public improvement will be commenced (Section 66001 (e)). If the agency fails to comply with that requirement, it must refund impact fee revenue in the account according to procedures specified in Section 66001 (d).

The following provides Five-Year Report financial analysis and findings for each of the City's development impact fee funds. It should be noted that:

- Complete Five-Year Mitigation Fee Act reporting and findings are provided for Fund 203 Public Facilities, Fund 222 Park Development, and Fund 212 Traffic Impact.
- Partial Five-Year Mitigation Fee Act reporting and findings are provided for Fund 214 Tri-Valley Transportation, which is a regional funding source, and for Fund 104 Downtown Parking In-Lieu, whereby fees are not technically impact fees but required to

be reported on per recent court decisions.

- No Five-Year Mitigation Fee Act reporting or findings are provided for funds not subject to reporting requirements, including Fund 122 Lower Income Housing, Fund 422 Water Expansion, and Fund 432 Sewer Expansion.

Section 2.1 Fund 203 Public Facilities

The following table provides a five-year financial summary for the Public Facilities Fund.

	2020/21	2021/22	2022/23	2023/24	2024/25
BEGINNING FUND BALANCE	\$ 6,258,265	\$ 3,568,430	\$ 712,766	\$ 649,404	\$ 1,993,970
REVENUE					
Capital Facilities Fees	509,720	169,942	423,911	1,300,930	1,391,806
Interest (includes GASB31 interest adjustment)	(1,186)	(104,712)	37,628	60,351	54,660
TOTAL REVENUE	508,534	65,230	461,539	1,361,281	1,446,466
TRANSFERS					
Transfers In	-	-	-	-	-
Transfers Out*	(1,210,000)	-	-	-	-
TOTAL TRANSFERS	(1,210,000)	-	-	-	-
EXPENDITURES					
Animal Shelter Leases #94451	12,968	15,037	-	-	-
Annual Court Resurfacing #20744	-	-	-	396	-
Design of Aquatic Center 50 Meter Pool Deck & Replaster, #22781	-	-	13,894	-	-
Design Fire Station #2 Improvement #18424	-	-	-	-	-
Landscape Median Construction & Renov #06451	9,038	-	4,230	5,326	-
Library Lighting, #23493	-	-	4,954	5,057	57,989
Library Roof Replacement, #14408	-	-	430,000	-	-
LPFD Fire Stations 3 - Design and Construct #17423	1,966,363	2,905,858	-	-	-
Police Department Training Facility, #22482	-	-	51,000	-	-
Remove City Hall Modular Buildings, #21463	-	-	20,823	-	-
MCC Replacement & Temporary Power Station, #24374	-	-	-	5,937	20,881
TOTAL EXPENDITURES	1,988,369	2,920,894	524,901	16,715	78,871
ENDING FUND BALANCE	\$ 3,568,430	\$ 712,766	\$ 649,404	\$ 1,993,970	\$ 3,361,566

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

Unexpended Fees Subject to AB1600

\$ 6,258,265	Beginning Fund Balance, 7/1/20
(1,210,000)	Transfers Out*
(5,529,749)	Total Expenditures
\$ (481,484)	All Fees Subject to AB1600 Have Been Spent as of 6/30/25

Determination: As shown, there are no unexpended fee revenues within the fund balance as of Fiscal Year 2025 that are greater than five years old. The City continues to identify projects for commitment of any currently remaining funds available in Fund 203.

Required Five-Year Findings for Fund 203 Public Facilities:

1. Identify the purpose to which the fee will be put;

The purpose to which the Public Facilities fees apply is as stated in Section 1.2 of this Report as well as the 2024 Nexus Study.

2. Demonstrate the reasonable relationship between the fee and the purpose for which it is charged;

The reasonable relationship between the fee and the purpose for which it is charged is also substantiated by the 2024 Nexus Study completed by the City. Costs of improvements allocated to the Public Facilities Development Impact Fee reflect the proportion of the cost attributable to new development.

3. Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements for which impact fees are to be used;

The City's 2024 Nexus Study identifies a list of improvements for which Public Facility impact fees are to be used based on a fair share cost allocation to new citywide development. Overall, about 22.7% of facility improvement costs are allocated to future development, which corresponds with growth as a percentage of future population. Specific other sources and amounts of funding anticipated to be used to complete improvements are determined on a project-by-project basis and documented in the City's annual CIP adopted by City Council. Typical sources of funding for public facility improvements other than impact fees include the General Fund.

4. Designate the approximate dates on which the funding necessary to complete financing of those improvements will be deposited into the appropriate account or fund.

The City annually identifies public improvement projects that have sufficient impact fee funds available to complete, including approximate dates (fiscal year) of construction in the Capital Improvement Plan as adopted by City Council. Fund 203 already has accrued sufficient funds to complete the projects identified by the CIP.

Section 2.2 Fund 222 Park Development Fund

The following table provides a five-year financial summary for the Park Development Fund.

	2020/21	2021/22	2022/23	2023/24	2024/25
BEGINNING FUND BALANCE	\$ 10,201,084	\$ 10,370,514	\$ 9,577,545	\$ 8,984,812	\$ 8,885,580
REVENUE					
Park Dedication In Lieu Fees	-	-	-	-	2,011,934
Interest (includes GASB31 interest adjustment)	24,364	(498,206)	(38,988)	452,679	475,228
TOTAL REVENUE	24,364	(498,206)	(38,988)	452,679	2,487,162
TRANSFERS					
Transfers In*	1,210,000	-	-	-	-
Transfers Out	-	-	-	-	-
TOTAL TRANSFERS	1,210,000	-	-	-	-
EXPENDITURES					
Alviso Adobe Strategic Plan Implementation, #18725	-	-	42,745	190,101	-
Amador Theater Facility Assessment #17714	-	24,357	-	-	-
Bocce Ball Courts #16725	1,936	-	-	-	-
Cemetery Storm Repair, #23668	-	-	85,050	32,295	-
Design Inclusionary All Access Playground #20773	39,631	76,883	-	-	-
Design Skate Park #20774	28,607	86,906	130,121	154,367	-
General Trail Improvement and Development, #01737	-	-	2,031	-	-
Library Office Remodel #17750	168,411	-	-	-	-
Lions Wayside and Delucchi Parks #06716	101,593	66,618	17,025	159,376	1,478,249
Mountain Bike Trail #20771	49,083	27,918	276,537	14,292	-
Pioneer Cemetery South Hill Improvement #21765	715,913	-	-	-	-
Pioneer Masterplan Implementation #16446	(71,347)	12,082	234	1,480	34,548
Replace Concession Stand #17747	3,190	-	-	-	-
Softball Field House/Booth Renovation #17746	27,917	-	-	-	-
TOTAL EXPENDITURES	1,064,934	294,763	553,745	551,910	1,512,797
ENDING FUND BALANCE	\$ 10,370,514	\$ 9,577,545	\$ 8,984,812	\$ 8,885,580	\$ 9,859,945

*Transfers In from Fund 203 Capital Facilities Fund - Parks share of Public Facilities Fees (\$1,210,000 in 2020/21)

Unexpended Fees Subject to AB1600

\$ 10,201,084	Beginning Fund Balance, 7/1/20
(3,978,149)	Total Expenditures
\$ 6,222,935	Subtotal
\$ (3,501,477)	Quimby Funds in New Community Park Site Aq. Reserve
\$ 2,721,458	Unexpended Fees Subject to AB1600 as of 6/30/25

Determination: There are unexpended fee revenues within the fund balance older than five years from the year of collection. The City continues to identify projects for commitment of remaining funds available in Fund 222:

Proj. #	Project Name	Project Start (FY)	Project Finish (FY)	Current Impact Fee Fund Balance Committed	% Impact Fee Funded
26787	Nonfunctional Turn conversion for AB1572	2025-26	2026-27	\$ 250,000	23%
21775	Tennis/Community Park Court Lighting	2025-26	2029-30	\$ 250,000	100%
06716	Lions Wayside and Delucchi Parks	2025-26	2025-26	\$ 310,841	93%
		TOTAL		\$ 810,841	

Required Five-Year Findings for Fund 222 Park Development:

1. Identify the purpose to which the fee will be put;

The purpose to which the Park Development Impact fees apply is as stated in Section 1.2 of this Report as well as the 2024 Nexus Study.

2. Demonstrate the reasonable relationship between the fee and the purpose for which it is charged;

The reasonable relationship between the fee and the purpose for which it is charged is also substantiated by the 2024 Nexus Study completed by the City. Costs of improvements allocated to the Parks Development Impact Fee reflect the proportion of the cost attributable to new development.

3. Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements for which impact fees are to be used;

The City's 2024 Nexus Study identifies a list of improvements for which Park Development impact fees are to be used based on a fair share cost allocation to new citywide development. Overall, about 22.7% of facility improvement costs are allocated to future development, which corresponds with growth as a percentage of future population. Specific other sources and amounts of funding anticipated to be used to complete improvements are determined on a project-by-project basis and documented in the City's annual Capital Improvement Plan adopted by City Council. Typical sources of funding for public facility improvements other than impact fees include Grants and the General Fund.

4. Designate the approximate dates on which the funding necessary to complete financing of those improvements will be deposited into the appropriate account or fund.

The City annually identifies public improvement projects that have sufficient impact fee funds available to complete, including approximate dates (fiscal year) of construction in the CIP as adopted by City Council. Fund 222 already has accrued sufficient funds to complete the projects identified by the CIP.

Section 2.3 Fund 212 Traffic Impact Fee Fund

The following table provides a five-year financial summary for the Traffic Impact Fee Fund.

	2020/21	2021/22	2022/23	2023/24	2024/25
BEGINNING FUND BALANCE	\$ 10,299,661	\$ 10,108,108	\$ 8,914,956	\$ 9,498,406	\$ 10,116,542
REVENUE					
Traffic Impact Fees	40,490	691,052	950,639	691,035	2,439,766
Interest (includes GASB31 interest adjustment) & Others	24,859	(486,829)	(50,622)	402,352	551,453
TOTAL REVENUE	65,349	204,223	900,016	1,093,388	2,991,219
TRANSFERS					
Transfers In*	810,826	-	-	-	-
Transfers Out	-	-	-	-	-
TOTAL TRANSFERS	810,826	-	-	-	-
EXPENDITURES					
Bi-Annual Traffic Signal Installation #17532, #23532	4,136	352,055	153,229	84,546	541,512
Hopyard Road and Owens Drive Intersection Impr #15525	-	-	-	-	1,124,164
I-680 Sunol Boulevard Improvement #15551	562,270	510,041	161,659	390,706	408,300
Intersection Improvements #15541, #17541, #20541, #20569	325,762	9,526	-	-	-
Johnson Dr Econ Development Zone #18531	297	275,912	1,679	-	3,442,080
Nevada Street Improvements #20565	53,312	152,912	-	-	-
Right of Way Traffic to Caltrans #16506	44,839	25,553	-	-	-
Signal Detection Upgrade #17568	77,112	71,376	-	-	-
TOTAL EXPENDITURES	1,067,728	1,397,375	316,567	475,252	5,516,056
ENDING FUND BALANCE	\$ 10,108,108	\$ 8,914,956	\$ 9,498,406	\$ 10,116,542	\$ 7,591,705

*Transfer in are funds related to Bernal Property (\$810,826) in FY 21

Unexpended Fees Subject to AB1600	
\$ 10,299,661	Beginning Fund Balance, 7/1/20
(8,772,977)	Total Expenditures
\$ 1,526,684	Unexpended Fees Subject to AB1600 as of 6/30/25

Determination: There are unexpended fee revenues within the fund balance older than five years from the year of collection. The City continues to identify projects for commitment of remaining funds older than five years available in Fund 212:

Proj. #	Project Name	Project Start (FY)	Project Finish (FY)	Current Impact Fee Fund Balance Committed	% Impact Fee Funded
23532	Bi-Annual Traffic Signal Installations	2023	2026	\$ 124,370	59%
30532		2029-30	2029-30	\$ 1,300,000	100%
15525	Hopyard Road and Owens Drive Intersection Impr	2017	ongoing	\$ 1,375,143	44%
15551	I-680 Sunol Boulevard Improvement	2016	ongoing	\$ 1,166,547	75%
18531	Johnson Dr Econ Development Zone	2018	2026	\$ 2,665,897	55%
			TOTAL	\$ 6,631,957	

Required Five-Year Findings for Fund 212 Traffic Impact:

1. Identify the purpose to which the fee will be put;

The purpose to which the Traffic Impact fees apply is as stated in Section 1.2 of this Report as well as the 2024 Nexus Study. A specific list of planned improvements eligible for impact fee funding is shown in Appendix B-1 to the 2024 Nexus Study.

2. Demonstrate the reasonable relationship between the fee and the purpose for which it is charged;

The reasonable relationship between the fee and the purpose for which it is charged is also substantiated by the 2024 Nexus Study completed by the City. Costs of improvements allocated to the Traffic Impact Fee reflect the proportion of the cost attributable to new development.

3. Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements for which impact fees are to be used;

The City's 2024 Nexus Study identifies a list of improvements for which Traffic impact fees are to be used based on a fair share cost allocation to new citywide development. Specific other sources and amounts of funding anticipated to be used to complete improvements are determined on a project-by-project basis and documented in the City's annual CIP adopted by City Council. Typical sources of funding for public facility improvements other than impact fees include Gas Tax, Grants, Special Sales Taxes, and the General Fund.

4. Designate the approximate dates on which the funding necessary to complete financing of those improvements will be deposited into the appropriate account or fund.

The City does not currently have sufficient funding necessary to complete financing of all identified projects shown in Appendix B-1 to the 2024 Nexus Study. The exact date of impact fee collection and deposit of funding is impossible to predict, as impact fee revenue is dependent on economic cycles associated with development activity. The City annually identifies public improvement projects that have sufficient impact fee funds available to complete, including approximate dates (fiscal year) of construction in the Capital Improvement Plan as adopted by City Council.

Section 2.4 Fund 214 Tri-Valley Transportation Fund

The following table provides a five-year financial summary for the Tri-Valley Transportation Fund.

	2020/21	2021/22	2022/23	2023/24	2024/25
BEGINNING FUND BALANCE	\$ 2,031,255	\$ 2,076,524	\$ 2,086,048	\$ 2,133,792	\$ 2,307,649
REVENUE					
Tri-Valley Transportation Fees	38,638	114,609	68,435	76,572	327,786
Interest (includes GASB31 interest adjustment)	6,631	(105,085)	(20,691)	97,285	119,145
TOTAL REVENUE	45,269	9,524	47,743	173,857	446,931
TRANSFERS					
Transfers In	-	-	-	-	-
Transfers Out	-	-	-	-	-
TOTAL TRANSFERS	-	-	-	-	-
EXPENDITURES					
Tri-Valley Transportation Development Fee Reserve #01541	-	-	-	-	74,900
TOTAL EXPENDITURES	-	-	-	-	74,900
ENDING FUND BALANCE	\$ 2,076,524	\$ 2,086,048	\$ 2,133,792	\$ 2,307,649	\$ 2,679,681

Unexpended Fees Subject to AB1600

\$ 2,031,255 Beginning Fund Balance, 7/1/20

(74,900) Total Expenditures

\$ 1,956,355 Unexpended Fees Subject to AB1600 as of 6/30/25

Determination: There are unexpended fee revenues within the fund balance older than five years from the year of collection. However, the timing and allocation of funding for actual projects is dependent on the regional projects identified and planned by the Tri-Valley Transportation Council. Therefore, the City continues to hold impact fee funds in reserve for availability as projects are identified and completed by the TVTC. Given the inter-agency and regional configuration of this impact fee funding, no Five-Year Findings for Fund 214 are made in this report.

Section 2.5 Fund 104 Downtown Parking In-Lieu Fee Fund

Though not commonly considered impact fees by technical definition, the California Court of Appeal ruled in the recent *Hamilton and High, LLC v. city of Palo Alto* (2023) case that “in-lieu parking fees” for downtown projects are subject to certain MFA reporting requirements. The following table provides a five-year financial summary for the Downtown Parking In-Lieu Fund.

	2020/21	2021/22	2022/23	2023/24	2024/25
BEGINNING FUND BALANCE	\$ 716,421	\$ 718,640	\$ 682,936	\$ 679,751	\$ 709,879
REVENUE					
Parking In-Lieu Fees	-	-	-	-	-
Interest (includes GASB31 interest adjustment)	2,219	(35,703)	(3,186)	30,129	37,605
TOTAL REVENUE	2,219	(35,703)	(3,186)	30,129	37,605
TRANSFERS					
Transfers In	-	-	-	-	-
Transfers Out	-	-	-	-	-
TOTAL TRANSFERS	-	-	-	-	-
EXPENDITURES					
TOTAL EXPENDITURES	-	-	-	-	-
ENDING FUND BALANCE	\$ 718,640	\$ 682,936	\$ 679,751	\$ 709,879	\$ 747,484

Unexpended Fees Subject to AB1600

\$ 716,421	Beginning Fund Balance, 7/1/20
-	Total Expenditures
\$ 716,421	Unexpended Fees Subject to AB1600 as of 6/30/25

Determination: There are unexpended fee revenues within the fund balance older than five years from the year of collection. The City has committed 100% of funds continuously toward expansion of parking in the Downtown Transportation Corridor. Once the City determines sufficient funds are available to complete a public improvement project, the project will be scheduled accordingly into the Capital Improvement Plan. Because the Downtown Parking In-Lieu Fees are not technically impact fees, no Five-Year Findings for Fund 104 are made in this report. Pleasanton Municipal Code Section 18.88.120 has information about the in-lieu parking agreement that businesses can sign with the City and pay an appropriate in-lieu parking fee per space. <https://ecode360.com/43035301#43035301>

EQUITY AND SUSTAINABILITY

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

OUTREACH

Notice of this meeting was posted on a local newspaper at least 15 days prior to the January 20, 2026 City Council meeting. Public comments received after publication of this report will be forwarded to the City Council.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

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

Prepared by:

CY

Chris Yi, Financial Services Manager

Submitted by:

CS

Susan Hsieh, Director of Finance

Approved by:

Alex Joff for

Gerry Beaudin, City Manager

Attachments:

1. Resolution
2. Development Fee Schedule

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON FINDING THAT CERTAIN DEVELOPMENT IMPACT FEES SUBJECT TO THE MITIGATION FEE ACT (GC 66000, ET SEQ) 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 26, 2025; and a public meeting was held on January 20, 2026; and

WHEREAS, staff has reviewed the development impact fees collected from June 30, 2020 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	\$ 2,721,458
Traffic Impact Fee	1,526,684
Tri-Valley Transportation Development Fee	1,956,355
Downtown Parking-In-Lieu	716,421
Total Fees Subject to AB 1600	<u>\$ 6,920,918</u>

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

SECTION 1. That there are development impact fees remaining unexpended but these fees are committed to constructing improvements identified in Section 4 below that will implement goals and objectives of the City's General Plan;

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

SECTION 3. That there is a reasonable relationship between the purpose of each of the developer fees and the purpose for which it is charged and committed as stated below in Section 4.

SECTION 4. That the amount of the development impact fees collected, the cash balance (including interest earnings) as of June 30, 2025 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: **\$2,721,458**

Funds are committed to the following project:

- Lions Wayside and Delucchi Parks – Project #06716
Approximate project completion date: FY 2026/27
Remaining Committed Impact Fee Fund Balance: \$310,841
Source of funding: Park Development Fund
% funded by development impact fees: 93%
- Tennis/Community Park Court Lighting – Project #21775
Approximate project completion date: FY 2029/30
Budgeted Impact Fee Fund Amount: \$250,000 (Design Phase only)
Source of funding: Park Development Fund (and Park CIP-General Fund likely for Construction Phase, not yet budgeted)
% funded by development impact fees: Park Development Fee (100%) for Design Phase only at this point (Construction Phase funding to be determined once the design is completed.)
- Nonfunctional Turf Conversion for AB1572 – Project #26787
Approximate project completion date: FY 2026/27
Budgeted Impact Fee Fund Amount: \$250,000
Source of funding: Park Development Fund and Park CIP-General Fund
% funded by development impact fees: Park Development Fee (23%)

Traffic Impact Fund (212)

Amount collected in previous fiscal years subject to 5-year limitation: **\$1,526,684**

Funds are committed to the following project:

- Johnson Drive Economic Development Zone – Project #18531
Approximate project completion date: FY 2025/26
Remaining Committed Impact Fee Fund Balance: \$2,665,897
Source of funding: Traffic Impact Fees and Grant Funding
% funded by development impact fees: 55%
- Bi-Annual Traffic Signal Installations – Multiple Project #s
Approximate project completion date: Ongoing (every two years)
Remaining Committed Impact Fee Fund Balance: \$1,424,370
Source of funding: Traffic Impact Fees (Varies) and Gas Tax Funds (Varies)
% funded by development impact fees: Varies
- Hopyard Road and Owens Drive Intersection Improvements – Project #15525
Approximate project completion date: Multiple phases – final completion TBD
Remaining Impact Fee Fund Balance: \$1,375,143
Source of funding: Traffic Impact Fees, Measure BB Bike & Pedestrian Fund, Streets CIP – General Fund, and North Pleasanton 1 ID Fund
% funded by development impact fees: 44%
- I-680 Sunol Boulevard Improvements – Project #15551

Approximate project completion date: Multiple phases – final completion TBD
Remaining Impact Fee Fund Balance: \$1,166,547
Source of funding: Traffic Impact Fees and Grant Funding
% funded by development impact fees: 75%

Tri-Valley Transportation Fund (214)

Amount collected in previous fiscal years subject to 5-year limitation: **\$1,956,355**
Funds are committed to the following project:

- Regional projects are dependent on the Tri-Valley Transportation Council's review and approval. Given the inter-agency and regional configuration of this impact fee funding, no Five-Year Findings for Fund 214 are made in this report. Until the project is identified, funds are kept in the reserve.

Downtown Parking-In-Lieu Fund (104)

Amount collected in previous fiscal years subject to 5-year limitation: **\$716,421**
Funds are committed to the following project:

- Once the City determines sufficient funds are available to complete a public improvement project to expand parking in the Downtown Transportation Corridor, the project will be scheduled accordingly into the Capital Improvement Plan. Until a project is identified, funds are kept in the reserve.

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

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on January 20, 2026.

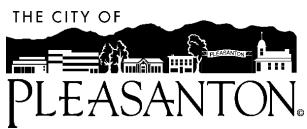
I, Jocelyn Kwong, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 20th day of January 2026 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney



DEVELOPMENT FEES

October 1, 2025

Development Fees are shown here and will vary based on the specific project parameters and location. The values shown in this document reflect the fee rates in effect at the time of publication and are subject to change without notification.

The values shown in this document are for informational purposes only.

Development Fees. Development Fees are applicable to newly constructed buildings and additions, or whenever a change of use within an existing building creates additional traffic and/or sewer impact. Development Fees are paid at the time of Building Permit issuance at the current rate in effect at the time of payment. Development fees cannot be prepaid. Any change of use on a parcel may trigger a review of the sewer capacity and traffic impact to determine if this creates an increase in demand on City infrastructure. In all cases where it is determined the new use increases demand, a fee is assessed based on the difference between the previously purchased impact fee or capacity at a space, building or parcel and the increased impact or capacity demand.

Building Permit and Plan Review Fees. Building Permit and Plan Review for any new or expanding development are to be submitted at our Permit Center. See our separate [Building Permit and Plan Review Fees handout](#) for information on those fees and surcharges.

Fire Sprinkler, Fire Alarm and Hazardous Materials Permits. These applications and plans are submitted at our Permit Center and routed to the Livermore Pleasanton Fire Department for review. See our separate [Master Fee Schedule](#).

Master Fee Schedule. This handout includes excerpts from the City's [Master Fee Schedule](#) which is available on the City's website. If any discrepancies exist between this handout and the Master Fee Schedule, the Master Fee Schedule shall govern.

Affordable Housing Fee

The Affordable Housing Fee has been established to assist in meeting the affordable and moderate-income housing goals as established in the general plan. All new residential, commercial, office or industrial development projects not otherwise exempt are required to pay an Affordable Housing Fee, as set forth in the City of Pleasanton Master Fee Schedule. Whenever floor area is added, constructed, or converted to commercial, industrial or office use, the fee shall be applicable only to the square footage of the floor area added or converted for which the fee has not been paid. The City Council may adjust the fee in consideration of on-site programs promoting lower-income housing such as the dedication of land suitable for lower-income housing. See the [Pleasanton Municipal Code](#) Chapter 17.40 for exemptions and additional information.

Applicable to all residential and non-residential projects as specified in PMC Chapters 17.40 and 17.44

PMC 17.40.070, Subject to an annual inflation adjustment on January 1 of each year, based upon the Engineering News Record Construction Cost Index (CCI) for the San Francisco Bay Area.

Residential		
Single-family	per sq. ft.	\$42.10
Single Family attached (Townhome, Duet, etc.)	per sq. ft.	\$42.10
Multi-family (Apartment, Condominium)	per sq. ft.	\$42.21
Accessory Dwelling Unit (In-law, Au pair, etc.)		\$0.00
Non-Residential		
Office	per sq. ft.	\$2.49
Retail/Commercial	per sq. ft.	\$1.49
Industrial	per sq. ft.	\$4.13
Hotel/Motel	per room	\$514.36

Capital Facilities Fee

The Capital Facilities Fee apportions the cost of necessary public improvements to the reasonably estimated demand that new uses place upon existing and new planned public facilities. All new residential, commercial, office or industrial development projects not otherwise exempt shall pay a Capital Facilities Fee as set forth in the City of Pleasanton Master Fee Schedule. Whenever floor area is added, constructed, or converted to commercial, industrial or office use, the fee shall be applicable only to the square footage of the floor area added or converted for which the fee has not been paid. See the [Pleasanton Municipal Code](#) Chapter 3.22 for exemptions, credits, and additional information.

Applicable to all new construction and non-residential additions exceeding 200 square feet, and as specified in PMC Chapter 3.22

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.

Residential

Single-family detached

Units 825-4,499 square feet	per sq. ft.	\$11.87
Units 824 square feet or less	per unit	\$9,786
Units 4,500 square feet or greater	per unit	\$53,419

Single-family attached (Townhome, duet, etc.)

Units 825-4,499 square feet	per sq. ft.	\$11.87
Units 824 square feet or less	per unit	\$9,786
Units 4,500 square feet or greater	per unit	\$53,419

Multi-family (Apartment, Condominium)

Units 418-1,599 square feet	per sq. ft.	\$23.48
Units 417 square feet or less	per unit	\$9,786
Units 1,600 square feet or greater	per unit	\$37,570

Accessory Dwelling Units and Junior Accessory Dwelling Units (ADU) e.g. In-Law, AuPair, etc.

Less than 749 sq. ft.	per sq. ft.	\$0
750 sq ft or greater ADU, whether attached or detached to a detached single-family dwelling or townhome		
750- 1,000 sq ft	per sq. ft.	\$2.97
> 1,000 sq ft	per sq. ft.	\$5.93
750 sq ft or greater ADU, whether attached or detached to a multi-family (apartment or condominium) dwelling		
750- 1,000 sq ft	per sq. ft.	\$5.87
> 1,000 sq ft	per sq. ft.	\$11.74

For all ADU/JADUs, the required fee shall be the lesser of either: 1) The stated fee per square foot for an ADU/JADU multiplied by the square footage of the ADU/JADU, or 2) The stated fee per square foot for the primary unit type, multiplied by the square footage of the ADU/JADU, multiplied by the number that represents the proportionate square footage of the ADU/JADU, compared to the size of the primary unit.

Non-Residential

Office	per sq. ft.	\$10.15
Retail/Commercial	per sq. ft.	\$6.93
Industrial	per sq. ft.	\$3.04
Hotel/Motel	per room	\$508

Transportation Development Fee

The Transportation Development Fee apportions the cost of necessary transportation improvements and reconstruction to the reasonably estimated peak hour trip demand that new uses place upon existing and new planned transportation infrastructure. All new residential, commercial, office or industrial development projects, and projects that have a change in use that increases the peak hour trip rate that are not otherwise exempt shall pay a Transportation Development Fee as set forth in the City's Master Fee Schedule. Whenever floor area is added, constructed, or converted to commercial, industrial or office use, the fee shall be applicable only to the square footage of the floor area added or converted for which the fee has not been paid. For conversions that increase the number of peak hour trips, the fee shall be applicable to only the new trips for which the fee has not been paid. See the [Pleasanton Municipal Code Chapter 3.26](#) for exemptions, credits & additional information.

COMMON CONVERSIONS THAT INCREASE TRIP RATES INCLUDE EXISTING OFFICE OR INDUSTRIAL SITES CONVERTED TO MEDICAL OFFICE OR DAYCARE/AFTER-SCHOOL PROGRAMS.

Applicable to all new construction and non-residential additions exceeding 200 sq ft. or conversions that increase the peak hour trip rate, and as specified in PMC Chapter 3.26

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

Residential		
Single-family detached		
Units 825-4,499 square feet	per sq. ft.	\$8.23
Units 824 square feet or less	per unit	\$6,781
Units 4,500 square feet or greater	per unit	\$37,017
Single-family attached (Townhome, Duet, etc.)		
Units 825-4,499 square feet	per sq. ft.	\$8.23
Units 824 square feet or less	per unit	\$6,781
Units 4,500 square feet or greater	per unit	\$37,017
Multi-family (Apartment, Condominium)		
Units 418-1,599 square feet	per sq. ft.	\$12.47
Units 417 square feet or less	per unit	\$5,196
Units 1,600 square feet or greater	per unit	\$19,947
Accessory Dwelling Units and Junior Accessory Dwelling Units (ADU) e.g. In-law, Aupair, etc.		
Less than 749 sq. ft.	per sq. ft.	\$0
750 sq ft or greater ADU, whether attached or detached to a detached single-family dwelling or townhome		
750- 1,000 sq ft	per sq. ft.	\$2.06
> 1,000 sq ft	per sq. ft.	\$4.12
750 sq ft or greater ADU, whether attached or detached to a multi-family (apartment or condominium) dwelling		
750- 1,000 sq ft	per sq. ft.	\$3.12
> 1,000 sq ft	per sq. ft.	\$6.24
<i>For all ADU/JADUs, the required fee shall be the lesser of either: 1) The stated fee per square foot for an ADU/JADU multiplied by the square footage of the ADU/JADU, or 2) The stated fee per square foot for the primary unit type, multiplied by the square footage of the ADU/JADU, multiplied by the number that represents the proportionate square footage of the ADU/JADU, compared to the size of the primary unit.</i>		
Non-Residential		
Office	per sq. ft.	\$10.15
Commercial/Retail	per sq. ft.	\$15.88
Industrial	per sq. ft.	\$5.77
Hotel/Motel	per room	\$4,159
Other (See PMC 3.26.050)	per trip	\$6,863

Tri-Valley Transportation Development Fee

The Tri-Valley Transportation Council (“TVTC”) is a joint powers authority formed to evaluate the impacts of projected land uses on regional transportation infrastructure in the Tri-Valley area, including the City of Pleasanton. The Tri-Valley Transportation Development Fee is collected for TVTC, to fund a portion of Transportation Improvement projects throughout the Tri-valley area. All new residential, commercial, office or industrial development projects not otherwise exempt shall pay a Tri-Valley Transportation Development Fee. Whenever floor area is added, constructed or converted to a commercial, industrial or office use, the fee shall be applicable only to the square footage of the floor area added or converted for which the fee has not been paid. See <http://www.tvtc-jpa.com/> for more information.

(3rd party fee; adjusted annually based on ENR CCI; rates effective 07/01/24)

Residential (per dwelling unit)	
Single-family detached or Townhouse	\$7,196.07
Multi-family (Apartment, Condominium)	\$4,242.76
Accessory Dwelling Unit (ADU Aupair, etc.)	\$0.00
Affordable Housing Units	\$0.00
Non-Residential	
Office, gross floor area per square foot	\$9.61
Retail, gross floor area per square foot	\$6.13
Industrial, gross floor area per square foot	\$5.42
Other Uses, per average am/pm peak hour trip	\$6,655.28

The City repealed its In-Lieu Park Dedication Fee (former Municipal Code Chapters 19.44, then 17.46 Dedications) by Ordinance No. 2192 (2019) and Res. 18-1047.

Sewer Connection Fees

Sewer Connection fees are required for all new structures, new residential units and commercial additions, and may be required for any change or expansion of use in an existing building. Residential connection fees for other than an attached ADU are a flat rate per dwelling unit, regardless of the size of building.

Non-Residential uses are based on a wastewater coefficient, typically based on gallons per day per square foot (i.e., 0.24gpd/sf). A change in use that results in an increased demand in sewer flow or effluent type must pay the difference between the previously purchased capacity and the newly estimated required capacity. The flow rate is determined by either actual water usage or the following table, with some common uses shown. In addition to the City of Pleasanton sewer connection fee, the City collects sewer connection fees for the Dublin San Ramon Services District (DSRSD), the agency that processes and treats all sewage from the City of Pleasanton. See the [Pleasanton Municipal Code](#) Title 15 Sewerage, or contact the [Dublin San Ramon Services District](#) for more information.

TYPICAL WASTEWATER CHARACTERISTIC FACTORS & UNIT CONNECTION FEES			
	Factor	City Fee	Regional DSRSD Fee (eff. 7/01/24)
Residential			
Single-Family Dwelling Unit, Duet, Duplex, Townhouse	Per house or unit	\$556.00	\$15,250.00
Auxiliary Dwelling Unit (ADU)	Per sq. ft.	\$2.22	\$9.75
Condominium	Per unit	\$417.00	\$11,438.00
Apartment, Mobile Home	Per unit	\$367.00	\$10,065.00
<i>For non-residential uses, see the Master Fee Schedule</i>			

Water Connection Fees

Water connection fees must be paid for all new construction, and upgrades, connected to the water system. In addition to the City of Pleasanton water connection fee, the City collects the water connection fee for the Alameda County Flood Control and Water Conservation District Zone 7 (Zone 7), the agency that provides a majority of the wholesale water to the City of Pleasanton. See the [Pleasanton Municipal Code](#) Chapter 14.08 Water Connections and [Zone 7](#) for more information. Water connection fees for new or upgraded water services are based on the size of the water meter(s) and the connection rate in effect at the time of payment, not application date. The project designer determines the size and number of meters needed for the project. The Building and Safety Division collects water connection fees only for one- and two-family residential domestic water meters. The Engineering Division/Public Works Department collects water connection fees for all other occupancies and projects.

Meter Size	GPM	Meter & Installation Fee (eff. 7/01/22)	Potable Water Connection Fees*	
			City	Zone 7 (eff. 4/29/25)
3/4" Short & Long Diehl Ultrasonic (fire-service exemption**)	32	\$452.99	\$3,483	**\$59,347
3/4" Short & Long Diehl Ultrasonic	32	\$452.99	\$3,483	\$111,712
1" Diehl Ultrasonic	55	\$613.37	\$5,987	\$192,005
1-1/2" Omni C2	160	\$1,036.40	\$17,416	\$558,560
1-1/2" Omni T2	160	\$1,036.40	\$17,416	\$558,560
2" Omni C2	160	\$1,167.87	\$17,416	\$558,560
2" Omni T2	200	\$1,167.87	\$17,416	\$698,200
Other water meter sizes & types	****	****	See Master Fee Schedule	See Master Fee Schedule

Note: Water Connection charges are based on the flow rate of each water meter, without any reduction.

No water connection fee is collected for separate private fire service connections.

For information about Recycled Water for landscape irrigation, visit the [program website](#).

** Fees collected for both Zone 7 and the City of Pleasanton*

*** Combined Fire and Domestic Service for single-family and duplex housing units with fire sprinkler systems.*

***** Connection fee, meter type, and availability of all water meters must be verified prior to payment.*

Flood Protection and Storm Water Drainage Fee

(3rd party fee collected for the Alameda County Flood Control and Water Conservation District, Zone 7)

\$1.00 per sq ft of impervious surface (effective 01/01/25)

Exemption: Accessory Dwelling Units less than 750 sq. ft. are not assessed the fee

Zone 7's Flood Protection and Storm Water Drainage fee is collected for all newly constructed impervious areas and based on the total square footage increase of all impervious surfaces on the lot or site. Flood Protection and Storm Water Drainage Fees are only payable at the time of permit issuance and based upon the rate in effect at the time of payment, not application date. Impervious is defined by Zone 7 as any area occupied by buildings or structures, driveways, streets, sidewalks, parking, storage or any other area where surfacing is required, and any other surface including, but not limited to, asphalt, concrete, compacted gravel, or other non-porous or semi-porous substance or substances which will cause, assist, or in any way contribute to the runoff in any appreciable amount or quantity of water or any associated liquid elements. See [Zone 7](#) for more information.

School Impact Fees

California state law requires School Impact fees must be paid before building permits may be issued for new construction and additions exceeding 500 square feet. The School Impact Fee is paid by the applicant directly to the Pleasanton Unified School District (PUSD) for all new construction and additions exceeding 500 square feet in area. Prior to issuance of the building permit, the developer or applicant will need to schedule an appointment with the PUSD Business Services Department at (925) 426-4312. You will need to submit the completed PUSD Acknowledgement/Certification form to the Building Division in order to issue the Building Permit. The PUSD website is <https://www.pleasantonusd.net>.

OTHER MISCELLANEOUS DEVELOPMENT FEES

(applicable only on projects in specific locations):

G.I.S. Mapping Fee

\$0.002 per sq. ft., per site

Downtown Revitalization District Parking In-Lieu Fee

(rate effective 4/01/24)

Per required parking space: **\$25,219.00 / parking space**

When development within District cannot meet the onsite parking requirements

Happy Valley Specific Plan Area Water Main and Sewer Main Pro-rata Fee

(In addition to Sewer and Water Connection Fees, rate effective 1/01/25)

(not applicable to lots within Tract 7372 which have satisfied this requirement per document 200906627)

Existing Home Water Main and Sewer Main Pro-rata Cost:

Water: \$21,870 (including service lateral cost)

Water: \$18,870 (excluding service lateral cost)

Sewer: \$20,522 (including service lateral cost)

Sewer: \$16,794 (excluding service lateral cost)

New Home Water main and Sewer Main Pro-rata Cost:

Water: \$62,097/unit (including service lateral cost)

Sewer: \$37,147/unit (including service lateral cost)

Ruby Hill Development Fees

(rate effective 10/01/25)

Agricultural Mitigation Fee: \$24,469.71/home (up to 4,000 sq. ft.); \$6.12/sq. ft. (over 4,000 sq. ft.)

Livermore Sewer Connection Fee: \$8,333.03/unit (collected in lieu of DSRSD fee) *(rate eff. 7/01/25)*

Livermore Traffic Impact Fee: \$12,153/unit *(rate eff. 7/01/24)*

Vineyard Ave. Corridor Specific Plan Area Infrastructure Pro-rata Fee

(rate effective 10/01/25)

Agricultural Mitigation Fee*: \$44,087.69 per net acreage**

* Applies to properties within Subareas 2 and 3 (excluding Parcels 29, 30, and 31). For a copy of the Vineyard Avenue Specific Plan, including a map of the Subareas and Parcels, visit the [City's webpage](#).

** Net acreage is defined as the area of potentially cultivable soils that are less than 25% in slope and lost to development.

Note: This handout contains typical development fees collected at the time of building permit issuance. Actual fees will be determined by our staff, both at the time of application submittal and prior to permit issuance. In addition, there may be fees for your project required by the Public Works Department (925) 931-5650, the Planning Division (925) 931-5600, or other applicable agencies. Contact the applicable agency directly for more information.