

TYPE OF FEE	CITY CODE AND RESOLUTION	WHEN PAYABLE	AMOUNT OF FEE		
City Storm Drainage	Title 13.44.020,050,100 Ord. 1923 Reso. 2010-177	With Building Permit	\$0.57/SF Impervious Surface		
County Storm Drainage Building Zone 7 (1)	ACFC & WCD Co. Ord. 0-2010-001 Reso. R-2001-4	With Building Permit	\$1.00/SF Impervious Surface		
County Storm Drainage Public Improvements e.g. streets, sidewalks, trails, etc.	ACFC & WCD Co. Ord. 0-2010-001 Reso. R-2001-4	With filing of Final Map or approval of Improvement Plans	\$1.00/SF Impervious Surface		
County Storm Drainage - Capital Improvements	ACFC & WCD Co. Ord. 0-2010-001 Reso. R-2001-4	With award of contract	\$1.00/SF Impervious Surface		
Sanitary Sewer Connection*	Title 13.28.050 Ord. 1740 Reso. 2010-177	With Building Permit	See Attached Exhibit "A"		
Park Land Dedication	Title 18.32.020 Ord. 1744 Reso. 2004-259	Concurrently with, or before the filing of the first parcel or final map	The City may approve a credit against the Park Facilities Fee for park land dedication made under LMC 18.32.020. The credit may not exceed the value of the dedication requirement. See LMC 12.60.070 for credit details. N/A for Non-Residential		
Park Facilities Fee*	Title 12.60 Ord. 1743 Reso. 2005-152	With Building Permit	See Attached Exhibit "B"		
City Water Connection (2)*	Title 13.20.020 Ord. 1507 Reso. 2010-177	With Building Permit	Meter Size	Capacity (GPM)	Connection Fee
			5/8"	10	\$5,585
			3/4"	15	\$8,378
			1"	25	\$13,963
			5/8" iPerl	35	\$19,548
			1' iPerl	55	\$30,718
			2"	160	\$89,360
			Price per User for Meter Size, FOR LARGER METERS, INQUIRE		
Alameda County Water Connection Zone 7	Ord. FC 72-1 as amended by FC-96-1792 and updated 10-20-10	With Building Permit See Zone 7 Attachment	Meter Size	Capacity (GPM)	Connection Fee
			5/8"	10	\$35,670
			3/4"	15	\$53,505
			1"	25	\$89,175
			Price per User for Meter Size, FOR LARGER METERS, INQUIRE		
In-Lieu Low Income Housing Fee (Residential) For Sale & Neighborhood Plan Areas	Title 3.26 Reso. 2021-181 Ord. 1988 and 1989	With Building Permit	\$39.94/SF for all residential housing developments 10 units or less. Projects more than 10 units are subject to must-build requirement of ordinance. Rental projects 10 units or less are exempt from In-Lieu. Effective 7/28/21, on-site requirement applies for 11+unit projects.		
Low Income Housing Impact Fee (Commercial and Industrial)	Title 3.26 Reso. 99-18 Ord. 1549	With Building Permit	Commercial	Unit	KSF Fee per Unit
			Retail Commercial	KSF	\$1,935
			Discount/Service Retail	KSF	\$1,457
			Office Commercial	KSF	\$1,243
			Hotels/Motels	Room	\$949
			Industrial		
			Manufacturing	KSF	\$597
			Warehouse/Storage	KSF	\$173
			Business/Commercial	KSF	\$1,234
			Industrial, High Intensity	KSF	\$612
			Industrial, Low Intensity	KSF	\$387

(1) No impact fees can be charged for ADUs 750 square feet or less. Impact fees allowed for ADUs 750 square feet or larger but shall be charged proportionately in relation to square footage of the primary dwelling. Impact fees only apply to Junior ADUs (JADUS) with livable square footage exceeding 500 square feet.

(2) Areas within the California Water Service Area do not pay a City water connection fee. Areas within the Greenville/Vasco Assessment District or within Triad Park do not pay a City water connection fee. The fee for a single family residential unit is the 5/8 inch meter fee.

*Subject to adjustment each year per Construction Cost Index

TYPE OF FEE	CITY CODE AND RESOLUTION	WHEN PAYABLE	AMOUNT OF FEE	
Traffic Impact Fee* NOTE: If special Assessment District exists, special calculations are required	For info regarding the appropriate development categories see Section 12.30 of the City of Livermore Municipal Code Reso 2005-151 Ord. 1742	With Building Permit	See Attached Exhibit "C"	
Tri-Valley Transportation Development (TVTD) Fee See Attached Annual Adjustment to TVTD Fee	Title 12.24.050 Ord. 2012 Reso. 2014-184 *Reso 2015-01 **Reso 2019-03	With Building Permit	<u>Residential</u> Single family Multi-family Affordable Housing* ADU/SDU** <u>Non Residential</u> Retail Office Industrial <u>Other</u>	<u>Fee Per Unit</u> \$7,196.07 \$4,242.76 \$0.00 \$0.00 Per KSF \$6,130.00 \$9,610.00 \$5,420.00 <u>Average Peak Hour Trip</u> \$6,655.28
SCHOOL IMPACT FEES:				
The City of Livermore collects School Mitigation Development Fees (school fees) on behalf of the Livermore Valley Joint Unified School District. The fees must be paid for by cash or a check made out to the City of Livermore. Fees are due upon issuance of a qualifying building permit. See Attached Exhibit "D"				
SOCIAL / HUMAN SERVICES FACILITY				
Social/Human Services Facility Fee	Title 12.70 Ord. 1851 Reso. 2008-189	With Building Permit	See Attached Exhibit "E"	
ART IN PUBLIC PLACES				
Art in Public Places Fee (Development)		Ord. 1836	Title 12.51	0.33% of total project valuation
Public Art Enrichment (CIPs)		Ord. 2065	Title 12.50	1.0% of total project valuation
GENERAL PLAN DEVELOPMENT FEES				
TYPE OF FEE	CITY RESOLUTION	AMOUNT OF FEE		
City Wide General Plan - cost recovery (1,2)	Resolution 2008-123	\$0.40/sf		
DOWNTOWN SPECIFIC PLAN DEVELOPMENT FEES				
TYPE OF FEE	CITY RESOLUTION	AMOUNT OF FEE		
In-Lieu Payment for Public Open Space	Resolution 2005-041	\$50 per square foot of required open space		
In-Lieu Parking Fee*	Resolution 2017-006	\$23,994.06		
Downtown Revitalization Fee	Title 12.32	<u>Residential</u> Dwelling Unit <u>Non Residential (6)</u> Retail/Office	<u>Fee Per Unit</u> \$7,310 <u>Per SF</u> \$22.53	
Downtown Specific Plan - cost recovery (1,2)	Resolution 2008-123	\$0.32/sf		
SOUTH LIVERMORE VALLEY SPECIFIC PLAN DEVELOPMENT FEES (3)				
TYPE OF FEE	CITY CODE AND RESOLUTION	FEE PER RESIDENTIAL UNIT		
Plan preparation fee	Resolution 2003-114	\$1,792		
Recycled water fee	Resolution 98-175	20% of the current Alameda County Water Connection Fee		
Major attraction fee	Resolution 2003-114	\$1,642		
South Livermore Road Improvement fee	Resolution 2003-114	\$13,838		
City Wide - Transferrable Development Credits (TDC) Program In-Lieu Fee Ordinance 1979, Development Code Section 4.02.06D				
1.5 Credits per single-family detached dwelling, in excess of baseline density within a density range of 1-7 du/acre, 1.25 credits per single family detached dwelling in excess of baseline density within a density range of 8-14 du/acre and 1/2 credit per multi-family attached dwelling - Current In-Lieu credit is \$16,352.31. TDC Ordinance does not apply to residential projects in Downtown Specific Plan, affordable units covered by an agreement and residential projects that have received housing units through the City's Housing Implementation Program (HIP).				

(1) All projects within the Downtown Specific Plan are subject to both City Wide General Plan & Downtown Specific Plan cost recovery. Any project that paid planning entitlement fees prior to July 27, 2008 is not subject to this fee, regardless of when they pull building permits.

(2) Includes all living areas (excludes garages).

(3) Areas within the California Water Service Area do not pay a City water connection fee. Areas within the Greenville/Vasco Assessment District or within Triad Park do not pay a City water connection fee. The fee for a single family residential unit is the 5/8 inch meter fee.

*Subject to adjustment each year per Construction Cost Index

EXHIBIT A Wastewater Connection Fee Schedule (fees calculated from base year)				
User Classification	Avg Daily Wastewater Flow Factor Gallons Per Day/Unit	Unit ¹	Cost Per GPD	Cost Per Unit
<i>Residential (BOD & SS = 285 mg/L)</i>				
Single-family residential	180	House	\$46.29	\$8,333.03
<i>Multi-family residential</i>				
Studio	95	Residential Unit	\$46.29	\$4,397.99
One Bedroom	107	Residential Unit	\$46.29	\$4,953.53
Two Bedroom	138	Residential Unit	\$46.29	\$6,388.66
Three Bedroom	157	Residential Unit	\$46.29	\$7,268.26
Four Bedroom	180	Residential Unit	\$46.29	\$8,333.03
<i>Commercial (BOD & SS = 285 mg/L unless otherwise shown)</i>				
Auto repair shops/Auto dealers	0.11	Square Foot of Bldg	\$46.29	\$5.09
Assembly Facilities ²	0.15	Square Foot of Bldg	\$46.29	\$6.94
Eating drinking facilities w/o cooking	0.35	Square Foot of Bldg	\$46.29	\$16.20
Gas Stations	0.47	Square Foot of Bldg	\$46.29	\$21.76
General Use	0.04	Square Foot of Bldg	\$46.29	\$1.85
Gyms, Health Clubs	0.30	Square Foot of Bldg	\$46.29	\$13.89
Hotels, Motels (excluding dining facilities)	0.15	Square Foot of Bldg	\$46.29	\$6.94
Markets	0.19	Square Foot of Bldg	\$46.29	\$8.80
Mixed Use ³	0.10	Square Foot of Bldg	\$46.29	\$4.63
Medical/Dental Office/ Clinic	0.22	Square Foot of Bldg	\$46.29	\$10.18
Restaurants (1,000 mg/L BOD, 600 mg/L SS)	0.55	Square Foot of Bldg	\$68.22	\$37.52
Warehouse/Distribution	0.01	Square Foot of Bldg	\$46.29	\$0.46
<i>Industrial/Other (Other Wastewater Customers Not Listed Above)</i>				
Calculate Case-by-Case Based on Actual Flows/Strengths and Following Rates				
Connection Fee = (F x "Flow") + (B x "BOD") + (S x "SS")				
F = Flow cost \$/gpd \$35.85				
B = BOD cost \$/lb-day \$3,118.80				
S = SS cost \$/lb-day \$1,269.56				
"Flow" = the discharge flow, in gallons, of the average day in the peak month for discharge flow of the fiscal year				
"BOD" = The number of pounds per day of biochemical oxygen demand (BOD) of the discharge of the average day in the peak month for biochemical oxygen demand of the fiscal year.				
"SS" = The number of pounds per day of suspended solids (SS) in the discharge of the average day in the peak month for suspended solids of the fiscal year.				

Governing Municipal Code Section: 13.28.050

Index Used: ENR 20- City Construction Cost Index

	Base Year (A)	Previous Fee Update (B)	Current Fee Update (C)	% Change Previous Update to Current Update (D) =(C/B)-1
Indices:				
Index Date	May-10	Jun-24	Jun-25	
Index Value	8,761.47	13,532.44	13,838.59	2.26%

Discussion:

The base year unit fees for Flow, BOD, and SS were determined in the March 2010 Wastewater, Water, Storm Drain Connection Fee Study for Expansion of Sanitary Sewer, Water Reclamation Plant, and Wastewater Disposal Facilities prepared for the City of Livermore by Craig R. Lawson Utility Management Consultant.

Notes:

- Building square footage means the square footage sum of the floor area at each floor level included with the surrounding principal outside faces of exterior walls of a building or portions thereof, including mezzanines and lobbies. It does not include floor area devoted to vehicle parking, necessary interior driveways and ramps. The gross floor area of a building or portions thereof that doesn't have surrounding exterior walls shall include the usable area under the horizontal projection of the roof or floor above.
- Theaters can alternately estimate daily flow based on 2 gallons per seat (\$92.58 per seat)
- Mixed Use applies to parcels with Mixed Use zoning in the Downtown Core District and in the INSP.
- This value is based by formula on BOD
- Adjustments. The city council may, by resolution, adjust the fee schedule, including the flow factors, from time to time. Once the fee is established, it shall automatically be increased annually based upon the Engineering News Record (ENR) 20- City construction Cost Index. In calculating the adjustment, the rate (in each use category, including the flow, BOD and SS costs) for the base year is multiplied by the index for the then-current year, divided by the base year index.

EXHIBIT B	
Park Facilities Fee Schedule	
<u>LAND USE</u>	<u>TOTAL FEE</u>
<u>Residential (per dwelling unit)</u>	
Single Family (& 4 bedroom multi-family)	\$25,312
Multi-Family 3 bedrooms	\$22,024
Multi-Family 2 bedrooms	\$19,409
Multi-Family 1 bedroom	\$15,019
Multi-Family Studio	\$13,419
Senior Housing	\$4,307
<u>Non-Residential (per 1,000 sq ft)</u>	
Commercial	\$3,209
Office	\$4,589
Industrial	\$2,134
Warehouse	\$1,602

Source - Park Facilities Fee Study (2004) Table 8; MuniFinancial

EXHIBIT C		
Traffic Impact Fees Schedule		
Land Uses	Units of Use	Fee Rates
<u>Citywide Except Downtown</u>		
Residential		
Single-Family	d.u.	\$12,153
Multi-Family		
Studio	d.u.	\$5,664
1 Bedroom	d.u.	\$6,341
2 Bedroom	d.u.	\$8,193
3 or more Bedroom	d.u.	\$9,582
Senior Housing	d.u.	\$3,730
Commercial	K s.f.	\$33,007
Office	K s.f.	\$21,130
Industrial	K s.f.	\$13,119
Warehouse	K s.f.	\$6,628
Hotel/Motel	per/room	\$9,528
<u>Downtown Specific Plan</u>		
Multi-Family		
Studio	d.u.	\$3,477
1 Bedroom	d.u.	\$3,893
2 Bedroom	d.u.	\$5,030
3 or more Bedroom	d.u.	\$5,883
Commercial	K s.f.	\$14,945
<u>Other</u>	Average Peak Hour Trip	\$15,188

Exhibit "D"

**LIVERMORE VALLEY JOINT UNIFIED SCHOOL DISTRICT
SUMMARY OF SCHOOL MITIGATION PROGRAM**

Livermore Valley Joint Unified School District
Resolution: 083 - 23/24 - Fee Effective August 12, 2024

<u>INDUSTRIAL/WAREHOUSE/MANUFACTURING</u>	\$0.84/sq.ft.
<u>OFFICE</u>	\$0.84/sq.ft.
<u>RESEARCH & DEVELOPMENT</u>	\$0.84/sq.ft.
<u>HOSPITALS</u>	\$0.84/sq.ft.
<u>RETAIL & SERVICES</u>	\$0.84/sq.ft.
<u>HOTEL/MOTEL:</u>	\$0.84/sq.ft.
<u>SELF STORAGE</u>	\$0.15/sq.ft.
<u>RESIDENTIAL:</u> (Includes single family home, multi-family home, manufactured home, and mobile home)	\$5.17/sq.ft.
<u>SENIOR HOUSING</u> (Includes manufactured home or mobile home located in a mobile home park, subdivision, cooperative or condominium for mobile homes limited to 55 and older residents.)	\$0.84/sq.ft.
<u>RESIDENTIAL ADDITIONS</u> (Residential additions 500 sq.ft. or less and senior housing projects are exempt)	\$5.17/sq.st. (501 sq.ft. or more)

* Additions are cumulative over time to a limit of 500 sf before fees are assessed. Once assessed, fees are paid on the entire added square footage.

** The fee owed is based upon the fee amount in effect at the time the fee is paid.

LIVERMORE VALLEY JOINT UNIFIED SCHOOL DISTRICT
685 East Jack London Blvd, Livermore, Ca 94551 |

FACILITIES PLANNING AND CONSTRUCTION
Kayla Wasley, Assistant Superintendent, Business Services
kwasley@lvjUSD.org

EXHIBIT E		
Social and Human Service Facility Fee Schedule		
Land Uses	Units of Use	Fee Rates
Residential Uses		
Single-Family Detached	d.u.	\$1,677
Single-Family Attached	d.u.	\$1,415
Multi-Family	d.u.	\$1,298
Mobile Home	d.u.	\$996
Secondary Unit	d.u.	\$996
Non-Residential Uses		
Commercial		
Office	K s.f.	\$7
Retail	K s.f.	\$5
Service	K s.f.	\$5
Industrial		
Manufacturing/R&D	K s.f.	\$3
Warehousing	K s.f.	\$2
Office	K s.f.	\$6
Construction/Repair/Wholesale	K s.f.	\$3
Other Non-Residential	K s.f.	\$5



July 24, 2025

Water Meter Sizing Options for New Development in the City of Livermore

Please note that the City of Livermore **ONLY** provides the following options for meter sizes and flow rates for new developments.

Meter Size	Meter Brand/Type	Continuous Flow Rate (GPM)
5/8" & 1" FS	Displacement Type	10
¾"	Displacement Type	15
1"	Displacement Type	25
5/8"	iPerl Electromagnetic Meter	35
1'	iPerl Electromagnetic Meter	55
2"	Omni C2	160

The fees for each meter connection will consist of fees from the City of Livermore which will be in accordance either the most current development fee sheet and the Alameda County Water Connection Fee from Zone 7 which will be in accordance with the most current County Ordinance.

The developer is also responsible to cover the cost of the meter material components itself and the necessary parts required for the meter's installation.



100 North Canyons Parkway
Livermore, CA 94551
(925) 454-5000

January 27, 2026

Anthony Smith, Acting Assistant Public Works Director/Water Resources Division Manager
City of Livermore
101 W. Jack London Blvd.
Livermore, CA 94550

Subject: 2026 Municipal and Industrial (M&I) Water Connection Fee Increase

Dear Anthony Smith,

This letter is to inform you that on November 19, 2025, the Zone 7 Board of Directors voted to increase the basic connection fee for the Zone 7 and Dougherty Valley service areas. Within Alameda County, the basic fee (5/8-inch size displacement type meter) will increase to **\$35,670** from \$34,910, and within Contra Costa County (Dougherty Valley) the basic fee (5/8-inch size displacement type meter) will increase to **\$34,220** from \$33,490, **all effective February 1, 2026**. A new water service connection fee schedule is enclosed. Please distribute revised fee schedule to appropriate staff.

If there are any questions, please contact me at jli@zone7water.com or at (925) 454-5017. Thank you for your help in this matter.

Sincerely yours,

Junming Li
Assistant Engineer

Enclosure

Cc: Paul Spence, City of Livermore, Assistant City Manager
Farnoush Levers, City of Livermore, Assistant City Engineer
Franc Moufarrej, City of Livermore, Building Official
Valerie Pryor, Zone 7, General Manager
Osborn Solitei, Zone 7, Assistant General Manager
Chris Hentz, Zone 7, Assistant General Manager
JaVia Green, Zone 7, Financial Analyst
Elizabeth Foss, Zone 7, Financial Analyst
Ken Minn, Zone 7, Water Resources Manager

WATER CONNECTION FEE INFORMATION SHEET

New fee schedule effective February 1, 2026

I. GENERAL BACKGROUND

- A. The Water Connection Charge Ordinance No. FC 72-1 as amended for Zone 7 was established January 18, 1972 (Ordinance, available upon request). The Ordinance is applicable over the Zone 7 area that includes Livermore, Pleasanton, Dublin, Sunol, and surrounding communities. The Ordinance requires a one-time water connection fee for all new water services from a water system that is directly connected to the Zone 7 water supply system. This fee is used for funding the costs of expanding the Zone 7 water treatment and distribution system to serve new development.
- B. The amount charged for a water connection is determined by the capacity of the meter to be installed. Meter capacities and the corresponding water connection fees are listed in the Zone 7 M&I Connection Fee Rate Schedule (Rate Schedule), attached. The Rate Schedule is subject to periodic updates.

II. PROCEDURES FOR PAYMENT OF WATER CONNECTION FEES IN LIVERMORE, PLEASANTON, AND DUBLIN

The water connection fees are collected by the Building Departments of the Cities of Livermore and Pleasanton, and by the Dublin San Ramon Services District, which are agents for Zone 7. For that area within the California Water service area which is located outside of the Livermore city limits, connection fees will be paid at the Zone 7 office in Livermore.

III. EXEMPTIONS

No fee will be collected for SEPARATE private fire service connections. See Section VI of the Ordinance.

IV. PARTIAL EXEMPTIONS

Zone 7's fire-service exemption applies to combined domestic and fire service connections that are either (a) one-inch (1") or smaller displacement-type meters with capacities up to 25 gpm, or (b) three-quarter-inch (3/4") or smaller non-displacement-type meters with capacities up to 35 gpm. In either case, the exemption only applies to single family and duplex housing units with fire sprinkler systems approved by the appropriate fire department and installed in accordance with applicable building

requirements. For all exempt meters, Zone 7 determines the fee factor by subtracting 15 gpm from the meter's maximum continuous flow rate, then dividing the total by 10 gpm. The fire-service exemption does not apply to meters with a capacity less than 25 gpm.

V. FOR FURTHER INFORMATION

Contact Junming Li at (925) 454-5017, or jli@zone7water.com.

Zone 7 M&I Connection Fee Rate Schedule
Effective February 1, 2026

Meter Size	Meter Brand/Type ¹	Capacity (gpm)	Domestic Service		Combined Fire and Domestic Service ³	
			Fee Factor ²	Connection Fee Amount	Fee Factor ²	Connection Fee Amount
5/8"	DISPLACEMENT TYPE	10	1.0	\$35,670	N/A	
3/4"	DISPLACEMENT TYPE	15	1.5	\$53,505	N/A	
1"	DISPLACEMENT TYPE	25	2.5	\$89,175	1.0	\$35,670
5/8"	IPERL ELECTROMAGNETIC WITH 10 GPM RESTRICTION	10	1.0	\$35,670	N/A	
	IPERL ELECTROMAGNETIC	25	2.5	\$89,175	1.0	\$35,670
5/8" X 3/4"	DIEHL ULTRASONIC	22	2.2	\$78,474	N/A	
	KAMSTRUP ULTRASONIC	25	2.5	\$89,175	1.0	\$35,670
	IPERL ELECTROMAGNETIC	35	3.5	\$124,845	2.0	\$71,340
3/4" Short & Long	DIEHL ULTRASONIC	32	3.2	\$114,144	1.7	\$60,639
	KAMSTRUP ULTRASONIC	35	3.5	\$124,845	2.0	\$71,340
	IPERL ELECTROMAGNETIC	35	3.5	\$124,845	2.0	\$71,340
1"	DIEHL ULTRASONIC	55	5.5	\$196,185	N/A	
	KAMSTRUP ULTRASONIC	55	5.5	\$196,185	N/A	
	IPERL ELECTROMAGNETIC	55	5.5	\$196,185	N/A	
1 1/2"	DISPLACEMENT TYPE	50	5.0	\$178,350	N/A	
	DIEHL ULTRASONIC	100	10.0	\$356,700	N/A	
	KAMSTRUP ULTRASONIC	120	12.0	\$428,040	N/A	
	OMNI C2	160	16.0	\$570,720	N/A	
	OMNI T2	160	16.0	\$570,720	N/A	
2"	OMNI WITH 50 GPM RESTRICTION	50	5.0	\$178,350	N/A	
	DISPLACEMENT TYPE	80	8.0	\$285,360	N/A	
	OMNI WITH 80 GPM RESTRICTION	80	8.0	\$285,360	N/A	
	MUELLER MVR	115	11.5	\$410,205	N/A	
	OMNI WITH 120 GPM RESTRICTION	120	12.0	\$428,040	N/A	
	SENSUS SR/SRII	160	16.0	\$570,720	N/A	
	KAMSTRUP SHORT ULTRASONIC	160	16.0	\$570,720	N/A	
	KAMSTRUP LONG ULTRASONIC	160	16.0	\$570,720	N/A	
	OMNI C2	160	16.0	\$570,720	N/A	
	DIEHL ULTRASONIC	170	17.0	\$606,390	N/A	
	OMNI T2	200	20.0	\$713,400	N/A	
evoQ4 MAGNETIC	220	22.0	\$784,740	N/A		
3" to 10"		N/A ⁴				

¹ Contact your water provider to determine the appropriate meter required.

² Fee factors are based on the recommended maximum continuous flow rate for that meter, which is the manufacturer-specified maximum flow rate for non-displacement type meters.

³ Zone 7's fire-service exemption applies to combined domestic and fire service connections that are either (a) one-inch (1") or smaller displacement-type meters with capacities up to 25 gpm, or (b) three-quarter-inch (3/4") or smaller non-displacement-type meters with capacities up to 35 gpm. In either case, the exemption only applies to single family and duplex housing units with fire sprinkler systems approved by the appropriate fire department and installed in accordance with applicable building requirements. For all exempt meters, Zone 7 determines the fee factor by subtracting 15 gpm from the meter's maximum continuous flow rate, then dividing the total by 10 gpm. The fire-service exemption does not apply to meters with a capacity less than 25 gpm.

⁴ Contact Zone 7 for connection fee amount for meter sizes three inches (3") and greater.

Livermore Valley Joint Unified School District

RESOLUTION NO. 083-23/24

TO UPDATE STATUTORY DEVELOPER FEES IMPOSED ON NEW RESIDENTIAL
AND COMMERCIAL/INDUSTRIAL DEVELOPMENT PROJECTS PURSUANT TO
EDUCATION CODE SECTION 17620

WHEREAS, the School Board ("Board") of the Livermore Valley Joint Unified District ("District") provides for the educational needs for TK-12 students within the City of Livermore and a portion of the unincorporated counties of Alameda and Contra Costa (collectively, "Counties"); and

WHEREAS, Education Code section 17620 authorizes school districts to levy a fee, charge or dedication against any new construction within its boundaries for the purpose of funding the construction or reconstruction of school facilities; and

WHEREAS, pursuant to the authority of Government Code section 65995, subdivision (b)(3), the fees authorized by Education Code section 17620 have presently been established by the State Allocation Board ("SAB") in the amount of \$5.17 per square foot for residential development and \$0.84 per square foot for commercial/industrial development; and

WHEREAS, the Board has caused a study to be prepared by SchoolWorks Inc. entitled 2024 Developer Fee Justification Study (incorporated herein by reference and hereinafter referred to as the "Study"), which identifies the purpose and use for the fee and sets forth a reasonable relationship between the fee to be imposed, the type of development project on which the fee is to be imposed, and the increased school facilities made necessary by virtue of the burden imposed by the development; and

WHEREAS, the Board has adopted the Developer Fee Study documenting the need for School Facilities Fees; and

WHEREAS, Education Code section 17621 specifically exempts the adoption, increase, or imposition of any fee, charge, dedication or other requirement pursuant to Education Code section 17620 from the provisions of the California Environmental Quality Act ("CEQA")(Pub. Resources Code Section 21000 et seq.); and

WHEREAS, upon a determination that the imposition of school facilities fees under Education Code section 17620 is exempt from CEQA, the District is entitled to file a Notice of Exemption with the County Clerk pursuant to California Code of Regulations, title 14, section 15062.

NOW, THEREFORE, BE IT RESOLVED, that the Board makes the following findings:

1. Prior to the adoption of this resolution ("Resolution"), the Board conducted a

public hearing at which oral and/or written presentations were made as part of the Board's regularly scheduled meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered has been published twice in the Valley Times in accordance with Government Code sections 66017 and 66018. Additionally, at least 10 days prior to the meeting, the District made all relevant information available to the public indicating the cost, or estimated cost, of the construction or reconstruction of school facilities made necessary by the residential and/or commercial/industrial development to which the fee shall apply.

2. The purpose of the fees is to provide adequate school facilities for the students of the District who will be generated by residential and commercial/industrial development in the District.
3. The fees are to be used to finance the construction and reconstruction of school facilities.
4. There is a reasonable relationship between the need for the imposition of the fee and the types of development projects upon which the fees shall be imposed for the purpose of the construction or reconstruction of school facilities, in that residential, commercial and industrial development will generate students who will attend District schools. These students cannot be housed by the District without additional school facilities, or the reconstruction of existing school facilities. The fees will be used to fund all, or a portion of, new school facilities, or to reconstruct existing school facilities.
5. There is a reasonable relationship between the amount of the fee and the cost of the additional or reconstructed school facilities attributable to the development upon which the fee shall be imposed, in that the square footage of these developments has a direct relationship to the number of students that will be generated, and thus to the facilities the District must add and/or reconstruct in order to accommodate the additional students.
6. The District maintains a separate capital facilities account, or fund, as required by Government Code section 66006.
7. There are no other adequate sources of funds to meet the District's school facilities need occasioned by, and resulting from, the construction of new residential and/or commercial/industrial development within the District.

AND BE IT FURTHER RESOLVED that since the Study justifies fees at or in excess of the allowable limits, the District hereby increases fees on residential development to \$5.17 per square foot, and fees on commercial/industrial developments to \$0.84 per square foot, in accordance with Education Code sections 17620, and Government Code sections 65995, et seq., except for Rental Self Storage facilities in which a fee of \$0.15 per square foot is justified.

AND BE IT FURTHER RESOLVED that the increase in fees shall take effect sixty (60) days after the date of this Resolution.

AND BE IT FURTHER RESOLVED that the Superintendent of the District, or their designee, shall give notice of the Board's action herein to all cities and counties with jurisdiction over the territory of the District in accordance with the requirements of Education Code section 17620 and 17621, requesting that no building permits (or, for manufactured homes and mobile homes, certificates of occupancy) be issued on or after the date which is sixty (60) days after the date of this Resolution, without certification from the District that the fee specified herein have been paid. Said notice shall specify that collection of the fees is not subject to the restriction set forth in Government Code section 66007, subdivision (a) but, pursuant to subdivision (b) of that statute, the fees are to be collected prior to issuance of building permits.

AND BE IT FURTHER RESOLVED that developers of commercial or industrial development be provided the opportunity for a hearing to appeal the imposition of the fee on their developments.

AND BE IT FURTHER RESOLVED that nothing contained or expressed in this Resolution shall be construed to affect the District's authority to increase fees, enter into agreements with developers, or otherwise adopt or impose, to the extent permitted by law, additional fees, to fully mitigate the impact of residential and/or commercial/industrial development upon the District's school facilities.

AND BE IT FURTHER RESOLVED that the District's administration is authorized to make expenditures and to incur obligations of the fees for the purposes authorized by law.


AND BE IT FURTHER RESOLVED that the Board hereby finds that the increase in fees hereunder is statutorily exempt from the requirements of CEQA pursuant to Education Code section 17621.

AND BE IT FURTHER RESOLVED that this Board hereby adopts this Resolution and directs the Superintendent, or their designee, to file a certified copy of this Resolution, together with all relevant supporting documentation and a map clearly indicating the boundaries of the area subject to the fee, to each city and each county in which the District is situated, pursuant to Education Code section 17621.

APPROVED AND ADOPTED by roll call vote this 11th day of June 2024.

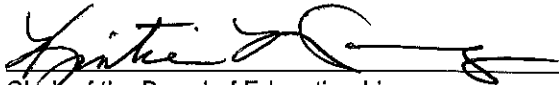
AYES: Prusso Wang Bueno Drouin Guzmán
NOES: Prusso Wang Bueno Drouin Guzmán
ABSTENTIONS: Prusso Wang Bueno Drouin Guzmán
ABSENT: Prusso Wang Bueno Drouin Guzmán

BY:



President of the Board of Education Livermore
Valley Joint Unified School District of Alameda
County and Contra Costa County, State of California

ATTEST:



Clerk of the Board of Education Livermore
Valley Joint Unified School District of Alameda
County and Contra Costa County, State of California

TRI-VALLEY TRANSPORTATION COUNCIL

Item 4d

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Scott Perkins
Vice Mayor
San Ramon
(925) 973-2530

To: TVTC Board

From: TVTC Finance Subcommittee and Technical Advisory Committee (TAC)

Date: April 15, 2024

Subject: REVIEW and ADOPT the Construction Cost Index Annual Adjustment to the Tri-Valley Transportation Development Fee

BACKGROUND

The Joint Exercise of Powers Agreement (JEPA) for the Tri-Valley Transportation Development Fee (TVTDF) contemplates that the TVTDF amounts will be adjusted annually as of July 1 of each year to reflect changes in regional construction costs. JEPA Section 3(d)(i) specifies that the adjustment may be adopted by a simple majority of the TVTC Board.

DISCUSSION

The amount of the adjustment is based on the change in the "Construction Cost Index" (CCI) for the San Francisco Bay Area, as reported annually in the Engineering News Record (ENR). The December 2023 ENR CCI for the San Francisco Bay Area is **+3.6%**. Per TVTC Resolution No. 2022-07 all of the rates may be adjusted by CCI for FY' 24/25.

RECOMMENDATION

The TVTC Finance Subcommittee and the TAC recommend that the Board adopt the Tri-Valley Transportation Development Fee Construction Cost Index Annual Adjustment and notify each TVTC member agency to collect the recommended TVTDF rates as listed below starting **July 1, 2024**:

Single Family Residential	\$7,196.07/Dwelling Unit (DU)
Multi-Family Residential	\$4,242.76/DU
Office	\$9.61/sq. ft. Gross Floor Area
Retail	\$6.13/sq. ft. Gross Floor Area
Industrial	\$5.42/sq. ft. Gross Floor Area
Other	\$6,655.28/average a.m./p.m. peak hour trip
ADU/SDU	\$0
Affordable Housing	\$0

TRI-VALLEY TRANSPORTATION COUNCIL

TVTDF Historical Fee Rates compared to proposed 2024 Rates

	2022	2023	2024
Single Family Residential (per DU)	\$6,596.40	\$6,946.01	\$7,196.07
Multi-Family Residential (per DU)	\$3,889.20	\$4,095.33	\$4,242.76
Office (per SF Gross Floor Area)	\$8.81	\$9.28	\$9.61
Retail (per SF Gross Floor Area)	\$5.07	\$5.92	\$6.13
Industrial (per SF Gross Floor Area)	\$4.97	\$5.23	\$5.42
Other (average am/pm peak hour trip)	\$6,100.68	\$6,424.02	\$6,655.28
Affordable Housing *	\$0.00	\$0.00	\$0.00
ADU/SDU**	\$0.00	\$0.00	\$0.00

*Pursuant to Resolution No. 2015-01 Adjusting the Tri-Valley Transportation Development Fee Schedule

**Pursuant to Resolution No. 2019-03 – Resetting the Accessory Dwelling Unit/Secondary Dwelling Unit Fee in the Tri Valley Transportation Council Development Fee Program.