

## NOTICE OF WORKSHOP

Notice is hereby given that the City Council of the City of Pleasanton will hold a workshop as follows:

**Date/Time:** Tuesday, May 17, 2011  
7:00 p.m., or as soon thereafter

**Location:** City Council Chamber  
200 Old Bernal Avenue  
Pleasanton, CA 94566

**Agenda:**

1. Public Comment
2. Presentation of the 2011/12FY—2012/13FY Two Year Operating Budget Summary
3. Review of prepayment of the CALPERS side fund unfunded liability for the Police Group
4. Review updated user fees for development related services

**Dated:** May 12, 2011

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Karen Diaz, City Clerk

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### Accessible Public Meetings

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you are a person with a disability and you need disability-related modifications or accommodations to participate in this meeting, please contact the City Clerk's Office at (925) 931-5027 or fax (925) 931-5492. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. {28 CFR 35.102-35, 104 ADA Title II}

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May 17, 2011  
Finance

**TITLE: PRESENTATION OF THE 2011/12FY–2012/13FY TWO YEAR OPERATING BUDGET SUMMARY**

**SUMMARY**

The City is proposing a three step approval process of the 2011/12FY – 2012/13FY Two Year Operating Budget (Budget) which will begin on May 17, 2011 with a presentation of the Operating Budget Summary; followed by a presentation by the Department Directors of their department's Budgets on June 7, 2011; and finally followed by the formal approval of the Budget by the City Council on June 21, 2011. The Budget Summary will primarily cover the General Fund, Water Fund, Sewer Fund and Golf Course Fund, the Internal Service Funds to recognize grants, donations, and finally Special Revenue Funds. Attached for the Council's review is the 2011/12FY – 2012/13FY Two Year Operating Budget Summary.

**RECOMMENDATION**

Receive presentation of the 2011/12FY – 2012/13FY Two Year Operating Budget Summary.

**FINANCIAL STATEMENT**

The 2011/12FY – 2012/13FY Two Year Operating Budget Summary presents the recommended funding levels for the City's operating departments and the respective impacts on the City's Operating Budget.

Submitted by:



Emily E. Wagner  
Director of Finance

Approved by:



Nelson Fialho  
City Manager

Attachments:

1. 2011/12FY – 2012/13FY Two Year Operating Budget Summary



# BUDGET SUMMARY

2011/12FY & 2012/13FY Operating Budget

The City of Pleasanton Two Year Operating Budget (Operating Budget) is projected to be \$189.0 million in 2011/12FY and \$192.7 million in 2012/13FY which represents a 2.1% increase and a 4.1% increase, respectively, over the 2010/11FY Midyear Budget.

The Operating Budget is comprised of a number of different funds that are summarized in the following five categories:

Total Budgeted Expenditures (In Millions)						
Fund Category	2009/10FY Actuals	2010/11FY Midyear	2011/12FY Total Expenditures	% of Budget	2012/13FY Total Expenditures	% of Budget
General Fund	84.5	83.0	84.5	44.7%	87.3	45%
Enterprise Funds	31.1	31.8	33.0	17.5%	34.4	18%
Internal Service Funds	35.1	36.4	39.7	21.0%	39.8	21%
Special Revenue Funds	29.8	31.5	29.4	15.6%	29.2	15%
Debt Service & Trust Funds	2.8	2.4	2.4	1.3%	2.0	1.0%
	183.3	185.1	189.0	100.0%	192.7	100%

The only funds that are not included in the Operating Budget are the Capital Improvement Funds. The four-year Capital Improvement Program (CIP) for 2011/12FY through 2014/15FY will be provided in a separate document.

## General Fund

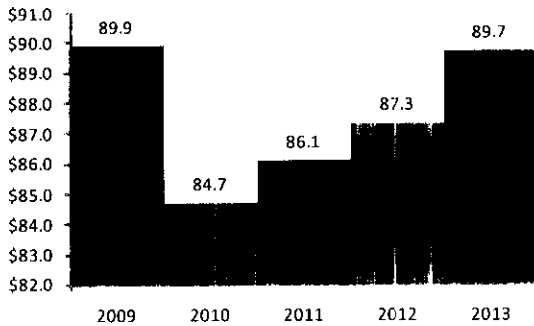
General Fund operating revenues are projected to total \$87.3 million in 2011/12FY and \$89.7 million in 2012/13FY, a 1.4% and 4.1% increase, respectively, over the 2010/11FY Midyear Budget. General Fund operating expenditures are projected to be \$84.5 million in 2011/12FY, and \$87.3 million in 2012/13FY, a 1.8% and a 5.2% increase, respectively, over the 2010/11FY Midyear Budget. The following charts present a comparison of the revenues and expenditures for the five year period ending 2012/13FY.



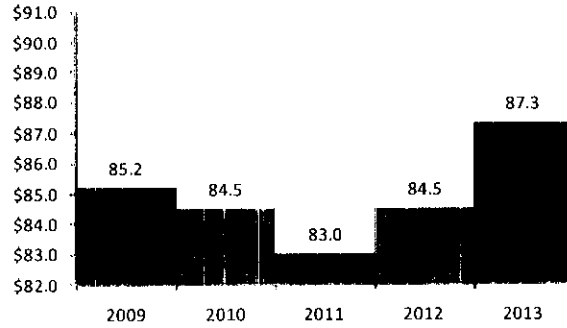
# BUDGET SUMMARY

2011/12FY & 2012/13FY Operating Budget

**General Fund Revenue Comparison**  
(In Millions of Dollars)



**General Fund Expenditure Comparison**  
(In Millions of Dollars)



## General Fund Revenues

The following table provides a comparison of General Fund revenues by major category for 2008/09FY, 2009/10FY, the Midyear Budget for 2010/11FY and projected revenues for 2011/12FY and 2012/13FY.

General Fund Revenues	2008/09FY Actual	2009/10FY Actual	2010/11FY Midyear Budget	2011/12FY Projected	% Change	2012/13FY Projected	% Change
Taxes	74,321,964	71,408,196	72,131,606	73,130,635	1.4%	75,142,939	2.8%
Licenses & Permits	72,973	55,840	56,210	57,283	1.9%	58,429	2.0%
Development Services	1,620,737	1,475,282	2,044,119	2,242,447	9.7%	2,401,656	7.1%
Fines & Forfeits	400,958	374,171	401,080	409,102	2.0%	417,284	2.0%
Interest Income & Rents	853,295	391,607	260,335	362,402	39.2%	486,850	34.3%
Subventions & Grants	985,029	862,416	787,037	782,500	-0.6%	805,363	2.9%
Franchise Fees	1,829,153	1,955,493	1,988,237	2,028,002	2.0%	2,068,561	2.0%
Current Service Fees	1,027,089	1,047,273	905,835	1,006,808	11.2%	1,014,312	0.8%
Miscellaneous	1,929,253	1,351,539	1,087,812	1,048,306	-3.6%	1,036,740	-1.1%
Library Services	75,744	84,421	82,520	84,171	2.0%	85,855	2.0%
Recreations Services	3,708,827	3,210,478	3,148,596	3,222,323	2.3%	3,290,643	2.1%
Interfund Charges	3,110,050	2,451,418	3,216,951	2,960,486	-8.0%	2,845,187	-3.9%
<b>Total Revenue</b>	<b>89,935,072</b>	<b>84,668,134</b>	<b>86,110,338</b>	<b>87,334,465</b>	<b>1.4%</b>	<b>89,653,819</b>	<b>2.7%</b>

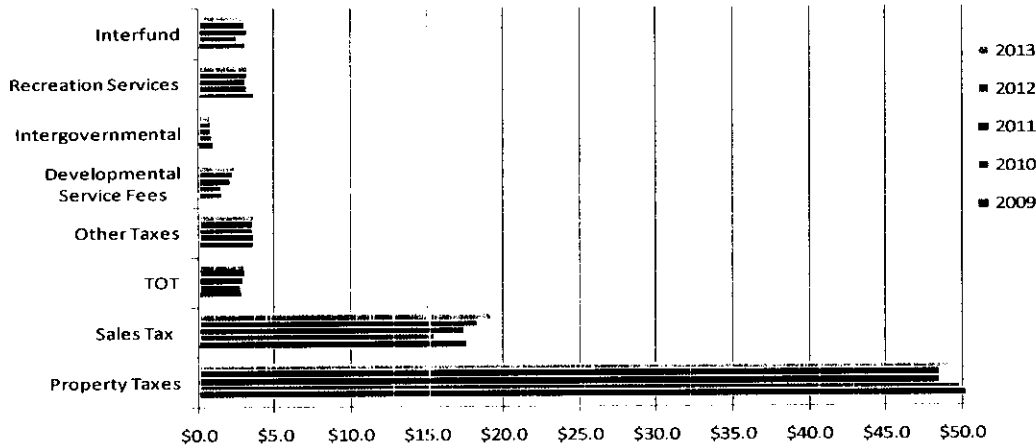
The following bar graph provides a five year comparison of revenues by major revenue categories:



# BUDGET SUMMARY

2011/12FY & 2012/13FY Operating Budget

5 Year Revenue Comparison



Tax revenues represent approximately 84% of the General Fund revenues. Property tax (66%) and sales tax (25%) represent a majority (91%) of tax revenues.

### Property Tax

Property tax revenues, including secured, unsecured, supplemental, delinquent property taxes and the amount reimbursed by the State in exchange for the reduction in vehicle license fees, are not projected to increase in 2011/12FY and are projected to increase by 2% in 2012/13FY.

Property Tax Categories	2007/08FY Actual	2008/09FY Actual	2009/10FY Actual	2010/11FY Midyear Budget	2011/12FY Projected	% Change	2012/13FY Projected	% Change
Secured Property	37,678,704	39,665,560	39,509,558	39,500,000	39,500,000	0%	40,290,000	2.0%
Unsecured Property	2,221,728	2,283,179	2,403,347	2,315,400	2,315,400	0%	2,361,708	2.0%
Delinquent Taxes	1,342,062	2,219,607	2,281,672	1,200,000	1,200,000	0%	1,200,000	0.0%
Property Tax in Lieu of VLF	4,752,873	4,996,695	4,972,711	4,882,208	4,882,208	0%	4,979,852	2.0%
Supplemental Assessment	1,978,106	1,249,326	556,736	500,000	500,000	0%	510,000	2.0%
<b>Total Property Taxes</b>	<b>47,973,474</b>	<b>50,414,366</b>	<b>49,724,024</b>	<b>48,397,608</b>	<b>48,397,608</b>	<b>0%</b>	<b>49,341,560</b>	<b>2.0%</b>

### Sales Tax

Sales tax is expected to increase by 5.0% in 2011/12FY and 5.0% in 2012/13FY. The increase is primarily due to significant and continued improvements in certain sectors of the general economy shown below:

- 16.0% Increase in Fuel & Service Stations
- 8.0% Increase in Autos & Transportation
- 6.5% Increase in Business & Industry
- 3.5% Increase in Restaurants & Hotels
- 3.5% Increase in General Consumer Goods



# BUDGET SUMMARY

2011/12FY & 2012/13FY Operating Budget

Sales Tax Revenue	2007/08FY Actual	2008/09FY Actual	2009/10FY Actual	2010/11FY Midyear Budget	2011/12FY Projected	% Change	2012/13FY Projected	% Change
Total Sales Tax	21,130,683	17,535,784	15,420,066	17,348,298	18,215,713	5.0%	19,126,499	5.0%

## User Fee Cost Recovery

The City of Pleasanton provides many services to the public. Some services provide a general benefit to the community such as police and fire protection and are almost entirely paid for by general taxes. Other services, such as inspections, permitting, and recreation classes provide a special benefit to an individual, group, or company and a user fee is charged to recover all or a portion of the cost of providing that special service. It is the general policy of the City to recover its costs from individuals and/or groups who benefit from a particular service. A user fee study was recently completed for the Community Development Department. The study updated the cost of providing planning, building, engineering and fire inspection services including overhead and indirect costs. These fees had not been reviewed since 1992. The following table presents the impacts of the fee study to be included in the Budget upon approval of the fee study by City Council.

Increase in Community Development User Fees		
	2011/12FY	2012/13FY
User Fee Study	\$350,000	\$700,000

## General Fund Expenditures

The General Fund Two Year Budget (Budget) is balanced. This was very difficult given there are sizeable increases in PERS rates and medical costs anticipated during the next two years, and increases due to restoring the City's fiscal policies.

## Increases

Personnel costs represent 79% of the overall Budget and include the following increases in the next two years over the 2010/11FY Midyear Budget:

	<u>11/12FY</u>	<u>12/13FY</u>
• PERS Employer Rate Increases		
• Police	4.3%	1.3%
• Fire	4.1%	1.4%
• Miscellaneous & Management	3.8%	.5%
• Medical Costs (Health Insurance Premiums)	15.0%	15.0%
• Annual Increase in Retiree Medical Reserves	\$1,000,000	\$2,000,000



## BUDGET SUMMARY

2011/12FY & 2012/13FY Operating Budget

Non-Personnel costs are approximately 21% of the Budget and include the following increases in the next two years over the 2010/11FY Midyear Budget:

	<u>11/12FY</u>	<u>12/13FY</u>
• Increase in Self Insurance Retention	\$700,000	\$700,000
• Increase in Repair and Replacement Reserves		\$1,134,154

### Decreases

In order to offset the above increases and to balance the Budget; staff is recommending the following decreases in the Budget over the 2010/11FY Midyear Budget:

	<u>11/12FY</u>	<u>12/13FY</u>
• PERS Employee Rate paid by Employees		
• Police	4.3%	5.5%
• Fire	6.1%	7.5%
• Miscellaneous	3.8%	4.3%
• Management	4.0%	8.0%
• 5% reduction in overall Budgets through organizational assessments and includes reductions in the following categories of expenditures:	<u>11/12FY</u>	<u>12/13FY</u>
	\$3,500,000	\$3,500,000
• Travel and Training		
• Overtime		
• Material, Supplies and Contract Services		
• Reorganization of Economic Development and Business License Division		
• Continued Soft Hiring Freeze		

### Organizational Assessment

Departments were directed to thoroughly review every program expenditure in the 2010/11FY Midyear Budget to determine where programs operationally could be streamlined in order to achieve a 5% reduction in the Department's expenditures. Their findings were further reviewed by the City Manager and the Executive Team prior to being included in the Budget. The result of the process as shown above was a reduction in annual expenditures of approximately \$3.5 million.

### Prepayment of Police Group Side Fund Unfunded Liability

In fiscal year 2003, California legislation mandated that all agencies with less than 100 active members be enrolled in a risk-sharing pool with all other agencies in the State with similar benefit packages. The City's Police Group was the only City group that had less than 100 active members; consequently the Police Group was put into a risk pool. At the time of joining



# BUDGET SUMMARY

2011/12FY & 2012/13FY Operating Budget

the risk pool, a Side Fund was created to account for the difference between the funded status of the City's plan and the funded status of the risk pool. CalPERS then funded the Side Fund obligation on behalf of the City and in turn the City must repay the obligation to CalPERS. The outstanding amount is \$8,189,551 as of June 30, 2010. This obligation is being repaid over a 20 year period at an interest rate of 7.75%, which is the actuarially assumed rate of return for the CalPERS fund.

Paying off the Side Fund Loan early will yield significant long-term financial benefits to the City including savings of future interest costs of \$3,509,653 and an immediate reduction in operating expenses starting in the 2011/12FY. The savings from the repayment of the Side Fund Loan is not included in the Budget. This item will be presented to Council and if approved, will be incorporated in the Budget.

## Analysis of Expenditures by Category

General Fund expenditures are estimated to be \$84.5 million in 2011/12FY, a 1.8% increase over the 2010/11FY Midyear Budget and \$87.3 million in 2012/13FY, a 3.3% increase over the proposed 2011/12FY Budget.

The following table summarizes the Budget changes in each expenditure category.

In Millions							
Expenditure Category	2008/09FY Actual	2009/10FY Actual	2010/11FY Midyear Budget	2011/12FY Budget	% Change	2012/13FY Budget	% Change
Personnel	66,438,272	67,112,603	65,295,293	66,522,379	1.9%	68,285,813	2.7%
Transportation & Training	1,658,456	1,774,826	1,222,683	1,301,441	6.4%	1,768,967	35.9%
Repairs & Maintenance	1,935,997	2,555,703	1,776,735	1,786,196	0.5%	2,465,572	38.0%
Materials & Supplies	14,471,513	12,557,543	14,186,154	14,444,672	1.8%	14,362,937	-0.6%
Capital Outlay	741,466	530,898	495,551	421,532	-14.9%	415,132	-1.5%
Prior Year Exp		(19,600)					
<b>Total</b>	<b>85,245,704</b>	<b>84,511,973</b>	<b>82,976,416</b>	<b>84,476,220</b>	<b>1.8%</b>	<b>87,298,421</b>	<b>3.3%</b>

## Personnel

Personnel costs represent 79% of the General Fund Budget and are increasing 1.9% in 2011/12FY and 2.7% in 2012/13FY. The Personnel cost increases include step increases pursuant to existing labor contracts, increases for health and other benefits and assumes increases in PERS rates (see PERS Rate History Table), medical costs (15% per year), and increases in annual funding of the retiree medical reserves (OPEB). No increases have been budgeted for existing labor contracts which expire as follows: PCEA contract expired October 31, 2010; POA contract expires May 31, 2011; and the LPFD contract expires December 1, 2011.





# BUDGET SUMMARY

2011/12FY & 2012/13FY Operating Budget

CalPERS Rates for retirement benefits are projected to increase in 2011/12FY and in 2012/13FY as shown in the PERS Rate History Table on the following page. These increases are included in the Budget.

## PERS RATE HISTORY

Employer Rates

	Misc/Mgmt Rate	Safety-Fire Rate	Safety-Police Rate
2012/13 (projected)	21.600%	33.300%	34.600%
2011/12	21.087%	31.880%	33.353%
2010/11	17.319%	27.757%	29.074%
2009/10	16.971%	25.595%	28.010%
2008/09	16.660%	25.042%	27.865%
2007/08	16.615%	24.891%	28.109%

Employee Contribution paid by the City

	Mgmt Rate	Miscellaneous Rate	Safety-Fire Rate	Safety-Police Rate
2012/13 (projected)	0.00%	3.70%	1.50%	3.50%
2011/12	4.00%	4.20%	3.90%	4.70%
2010/11	8.00%	8.00%	9.00%	9.00%
2009/10	8.00%	0.00%	9.00%	9.00%
2008/09	8.00%	8.00%	9.00%	9.00%
2007/08	8.00%	8.00%	9.00%	9.00%

### Transportation & Training

Transportation & Training costs are estimated to increase 6.4% in 2011/12FY and to increase 35.9% in 2012/13FY. These costs include training, fuel, maintaining and operating vehicles, patrol cars, and fire units along with annual depreciation cost for scheduled replacement of all rolling stock. City-wide training expense amounts to about 10% of the total amount budgeted in this account including ongoing training for both police and fire personnel. A majority of the increase in 2012/13FY is due to the annual amount set aside for the ongoing long term replacement of all existing vehicles and fire apparatus which was increased by \$420,000 in the 2012/13FY over the 2011/12FY. The other major increase in this category of expenditures was \$50,000 for the estimated increase in gasoline costs.

### Repairs & Maintenance

Repairs & Maintenance costs are estimated to increase 0.5% in 2011/12FY and to increase 38.0% in the 2012/13FY. The Repairs and Maintenance category includes a variety of expenditure accounts including computer hardware maintenance, equipment parts, various repair contracts and replacement and renovation charges. The majority of the costs in this category is replacement and renovation charges and includes funding for replacement and/or renovation of parks and medians, computer equipment, city buildings and other equipment of approximately \$844,000 in the 2011/12FY Budget and \$1,523,000 in the 2012/13FY Budget.



# BUDGET SUMMARY

2011/12FY & 2012/13FY Operating Budget

## Materials & Supplies

Materials & Supplies costs are estimated to increase 1.8% in 2011/12FY and a decrease of 0.6% in 2012/13FY. The Materials & Supplies category includes a variety of expenditures including professional service contracts, water & sewer charges for City facilities, street light electricity costs, and contributions to the self-insurance liability reserve of \$1,000,000 each year; a \$700,000 increase over the 2010/11FY Midyear Budget; community program grants, and contingency funds. There are offsetting decreases in operating costs through the organizational assessment of approximately \$700,000 in professional services and miscellaneous costs.

## Capital Outlay

Capital Outlay costs are estimated to decrease by 14.9% in the 2011/12FY and decrease by 1.5% in the 2012/13FY. The Capital Outlay category includes the purchase of any new vehicles, office equipment, computers, software, and field equipment versus the Repairs and Maintenance category funds the repair and replacement of existing City assets. The majority of the expenditures in both 2011/12FY and 2012/13FY are to update the library collection, including books and other media, periodicals, online reference service, and e-books.

## Operating & Capital Transfers

Operating transfers to the General Fund include a transfer from Urban Forestry Fund to fund 50% of the Landscape Architect Assistant. Operating transfers from the General Fund include operating subsidies to the Transit Fund, Storm Drain Fund, the Cemetery Fund, and the Golf Course Fund. There are also transfers from the General Fund to the Water and Sewer Funds to fund the senior and low income water and sewer discounts. Under Proposition 218, one classification of water customers can not subsidize another. Therefore, if a City desires to provide senior and low income discounts to their customers they must fund the discounts through the General Fund of the City. Finally, there are transfers from the General Fund to the debt service funds for the funding of the annual debt service payments for the OSC and Senior Center facilities. The final year for these debt payments is 2014.

Operating Transfers	2009/10FY Actual	2010/11FY Midyear	2011/12FY Budget	2012/13FY Budget
<b>OPERATING TRANSFERS IN - From:</b>				
Employee Benefits Fund	1,677,306			
Urban Forestry Fund (1/2 of Landscape Arch Assist)	36,850	37,274	37,274	37,274
<b>OPERATING TRANSFERS OUT - To:</b>				
<b>Senior &amp; Low Income Water &amp; Sewer Discounts</b>				
Water Fund		(220,000)	(220,000)	(220,000)
Sewer Fund		(110,000)	(110,000)	(110,000)
Transit Fund (Subsidy)	(384,971)	(540,436)	(412,416)	(597,136)
Storm Drain Fund (Subsidy)	(330,000)	(330,000)	(330,000)	-
Cemetery Fund (Subsidy)	(30,000)	(30,000)	(30,000)	(30,000)
Golf Debt	(300,000)	(1,150,000)	(1,000,000)	(1,050,000)
Debt Service 2003 COP's	(401,470)	(404,457)	(406,800)	-
Debt Service 2004 COP's	(380,239)	(386,303)	(386,303)	(385,536)
<b>NET OPERATING TRANSFERS</b>	<b>(112,524)</b>	<b>(3,133,922)</b>	<b>(2,858,245)</b>	<b>(2,355,398)</b>



# BUDGET SUMMARY

2011/12FY & 2012/13FY Operating Budget

## General Fund Reserves

The changes to General Fund Reserves are shown in the following tables for the adopted 2010/11FY Midyear Budget; the proposed 2011/12FY Budget and the proposed 2012/13FY Budget:

### 2010/11FY per Midyear Budget Review

General Fund - Fund Balance Reserve Designations	Balance 6/30/2010	2010/11FY Adjustments	Estimated Balance 6/30/2011
10% Reserve for Economic Uncertainties	8,466,813	144,187	8,611,000
Undesignated Reserve	2,655,462	896,071	3,551,533
Reserve for Golf Debt Service	2,000,000	-	2,000,000
Temporary Recession Reserve	12,210,258	(1,040,258)	11,170,000
<b>TOTAL</b>	<b>25,332,533</b>	<b>-</b>	<b>25,332,533</b>

### Changes to Reserves in 2011/12FY

General Fund - Fund Balance Reserve Designations	Estimated Balance 6/30/2011	2011/12FY Adjustments	Estimated Balance 6/30/2012
10% Reserve for Economic Uncertainties	8,611,000	122,000	8,733,000
Undesignated Reserve	3,551,533	-	3,551,533
Reserve for Golf Debt Service	2,000,000	-	2,000,000
Temporary Recession Reserve	11,170,000	(122,000)	11,048,000
<b>TOTAL</b>	<b>25,332,533</b>	<b>-</b>	<b>25,332,533</b>

### Changes to Reserves in 2012/13FY

General Fund - Fund Balance Reserve Designations	Estimated Balance 6/30/2012	2012/13FY Adjustments	Estimated Balance 6/30/2013
10% Reserve for Economic Uncertainties	8,733,000	232,000	8,965,000
Undesignated Reserve	3,551,533	-	3,551,533
Reserve for Golf Debt Service	2,000,000	-	2,000,000
Temporary Recession Reserve	11,048,000	(232,000)	10,816,000
<b>TOTAL</b>	<b>25,332,533</b>	<b>-</b>	<b>25,332,533</b>



# BUDGET SUMMARY

2011/12FY & 2012/13FY Operating Budget

## Enterprise Funds

### Water Fund

Revenues from water sales are expected to increase approximately 5.7% in 2011/12FY and 5.2% in 2012/13FY; mainly attributable to an estimated 6.5% annual increase in Zone 7 water rates. Expenses in the Water Fund are estimated to increase 5.0% in 2011/12FY and 5.2% in 2012/13FY. Once again mainly attributable to an estimated 6.5% annual increase in Zone 7 water rates. The Zone 7 Water Agency is the water wholesaler for the Livermore-Amador Valley, purchasing, treating, and delivering water to the cities of Pleasanton and Livermore, Dublin San Ramon Services District (DSRSD), and the California Water Service Company (serving parts of Livermore). The City receives 80% of its water supply from Zone 7 and the other 20% from City owned and operated wells. The following table summarizes the Water Operation and Maintenance Fund for the three years ending 2012/13FY.

Water Operations and Maintenance (O&M)					
Water (O&M)	2010/11FY Midyear	2011/12FY	% Change	2012/13FY	% Change
Revenues	18,966,111	20,107,454	5.7%	21,215,897	5.2%
Expenses					
Zone 7 Purchased Water	11,700,000	12,600,000	7.1%	13,500,000	6.7%
All other expenses	6,786,888	6,849,847	0.9%	7,011,485	2.3%
Total Expenses	18,486,888	19,449,847	5.0%	20,511,485	5.2%
<b>Net Income</b>	<b>479,223</b>	<b>657,607</b>		<b>704,412</b>	

### Sewer Fund

Sewer revenues are expected to increase 2.9% in 2011/12FY and 2.8% in 2012/13FY. Expenses in the Sewer Fund are increasing 2.4% in 2011/12FY and 1.8% in 2012/13FY. The City is not anticipating any increases, other than the allowable annual CPI (Consumer Price Index) increase in local city sewer fees. However, a majority of the customers' sewer fees are the regional sewer fees charged by DSRSD. No allowance has been assumed in the Budget either year for a rate increase in the DSRSD fees. The following table summarizes the Sewer Operation and Maintenance Fund for the three years ending 2012/13FY.



## BUDGET SUMMARY

2011/12FY & 2012/13FY Operating Budget

Sewer Operations and Maintenance (O&M)					
Sewer (O&M)	2010/11FY Midyear	Projected 2011/12FY	% Change	Projected 2012/13FY	% Change
Revenues	10,960,044	11,280,262	2.9%	11,600,480	2.8%
Expenses					
DSRSD	7,100,000	7,200,000	1.4%	7,300,000	1.4%
All other expenses	3,548,398	3,708,234	4.5%	3,811,636	2.8%
Total Expenses	10,648,398	10,908,234	2.4%	11,111,636	1.9%
<b>Net Income</b>	<b>311,646</b>	<b>372,028</b>		<b>488,844</b>	

### Golf Fund

Golf revenues from green fees are projected based on 65,000 rounds of play for both 2011/12FY and 2012/13FY. The estimated number of golf rounds in 2010/11FY is 62,000 which is less than the 73,000 rounds achieved in 2006/07FY and 71,000 rounds in 2007/08FY. Revenues are projected to increase by 3.9% in 2011/12FY and 1.7% in 2012/13FY. Expenses are projected to increase by .1% in 2011/12FY and 2.9% in 2012/13FY. Net income from golf operations will be subsidized with a transfer from the General fund of \$1,000,000 in 2011/12FY and \$1,050,000 in 2012/13FY to pay for the annual debt service of approximately \$1.5 million. The following table summarizes the Golf Fund for the three years ending 2012/13FY.

Golf Course Operating Fund					
Golf Operations	2010/11FY Midyear	Projected 2011/12FY	% Change	Projected 2012/13FY	% Change
Revenues	4,147,400	4,307,500	3.9%	4,380,000	1.7%
Expenses	3,715,015	3,716,810	0.0%	3,824,690	2.9%
<b>Net</b>	<b>432,385</b>	<b>590,690</b>		<b>555,310</b>	
Transfer In - Subsidy From General Fund	1,150,000	1,000,000	-13.0%	1,050,000	5.0%
<b>Net</b>	<b>1,582,385</b>	<b>1,590,690</b>		<b>1,605,310</b>	
Transfer Out - Debt Service Payment	1,592,360	1,592,360	0.0%	1,592,360	0.0%
<b>Net Income</b>	<b>(9,975)</b>	<b>(1,670)</b>		<b>12,950</b>	

### Cemetery Fund

Since taking ownership of the cemetery, the City has completed several one-time physical improvements to the Cemetery. The City also adopted operating policies for the cemetery, including the creation of 400 additional plots and approving the plot fee schedule and contract with Catholic Funeral and Cemetery Services for burial and monument services for families that have purchased plots. For 2011/12FY and 2012/13FY, the Cemetery Fund assumes the



# BUDGET SUMMARY

2011/12FY & 2012/13FY Operating Budget

facility will continue to be maintained at a “pioneer” standard. The General fund provides a \$30,000 annual subsidy to the fund for maintenance of the facility.

## **Special Revenue Funds**

### *LPFD Fund*

The Budget for the 2011/12FY and 2012/13FY Consolidated Fire Budget provides adequate funding for the LPFD's fire, emergency medical services, disaster preparedness, and fire prevention activities. The Budget for the next two years assumes the Budget is maintained at its 2010/11FY Midyear Budget level; even though there are increases in the Budget for known step increases in salaries, based on outstanding labor contracts, workers compensation, and liability insurance premiums.

Efforts during the course of this Budget will be to continue the strategic planning efforts, succession planning and a number of cost saving measures. These cost saving measures include reducing non-essential expenditures for materials, supplies, and capital outlay. This Budget will be presented to the JPA Board and for approval in May 2011 and will be submitted to both Pleasanton and Livermore City Councils for ratification.

### *Recycling and Waste Management Fund*

Funds from the Alameda County Waste Reduction and Recycling Initiative (Measure D) will be used to expand recycling programs and education over the next two years. Programs will include environmental education awareness programs at school sites, annual electronic waste events, food scrap recycling, large special event recycling and education on current programs. Measure D funds have been primarily used for the weekly green waste and food scrap program over the recent years and will continue for the first year of the next budget cycle as well as the introduction and expansion of services to businesses and residences.

## **Internal Service Funds**

Internal Service Funds are used as a method to allocate certain internal costs to operating departments as a cost allocation tool. The City has eighteen Internal Service Funds. They include:

- ❖ Risk Management (1)
- ❖ Workers Compensation (2)
- ❖ Employee Benefits (1)
- ❖ Retiree Medical Reserve (2)
- ❖ Public Art Acquisition & Maintenance (2)
- ❖ Replacement & Renovation (10)

In accordance with adopted financial policies and the General Plan, the City maintains ten Replacement and Renovation Funds. The purpose of these Funds is to provide ongoing



## **BUDGET SUMMARY**

**2011/12FY & 2012/13FY Operating Budget**

replacement of City assets; equipment, vehicles, street lights and traffic lights, and to make major repairs and renovations to facilities, parks, medians, and city wide tree trimming in order to extend the lives of these assets. Adopted financial policies call for the establishment and maintenance of reserves including major maintenance and renovations of buildings, parks, and medians. This is accomplished by charging operating programs an annual charge pursuant to a 20 to 30 year funding plan based on the asset replacement cost and estimated life of the capital asset.

### **All Other Operating Funds**

Projected revenues and expenditures for all other Operating Funds, including Trust and Debt Service Funds, are contained in the body of the budget document.

May 17, 2011  
Finance

**TITLE: REVIEW PREPAYMENT OF THE CALPERS SIDE FUND UNFUNDED LIABILITY FOR THE POLICE GROUP**

**SUMMARY**

In fiscal year 2003, California legislation mandated that all agencies with less than 100 active members be enrolled in a risk-sharing pool with all other agencies in the State with similar benefit packages. The City's Police Group was the only City group that had less than 100 active members; consequently the Police Group was put into a risk pool. At the time of joining the risk pool, a Side Fund was created to account for the difference between the funded status of the City's plan and the funded status of the risk pool. CalPERS then funded the Side Fund obligation on behalf of the City and in turn the City must repay the obligation to CalPERS. The outstanding amount is \$7,840,284 as of June 30, 2011. This obligation is being repaid over a 20 year period at an interest rate of 7.75%, which is the actuarially assumed rate of return for the CalPERS fund.

Paying off the Side Fund Loan early will yield significant long-term financial benefits to the City including savings of future interest costs of \$3,509,653 and an immediate reduction in operating expenses starting in the 2011/12FY. The savings from the repayment of the Side Fund Loan is not included in the Two Year Budget (Budget). This item will be presented to Council and if approved, will be incorporated in the Budget.

**RECOMMENDATION**

Receive the presentation of the payoff of the CalPERS side fund for the Safety Police Plan.

**FINANCIAL STATEMENT**

Paying off the Side Fund Loan early will yield significant long-term financial benefits to the City including savings of future interest costs of \$3,509,653 and an immediate reduction in operating expenses starting in the 2011/12FY. The total amount needed to payoff the side fund is \$7,840,284. These funds will come from the Retiree Medical Reserve Funds held by the City.



**BACKGROUND**

The City contracts with the California Public Employees Retirement System (CalPERS) for the City's Defined Benefit Retirement Plan for sworn Police employees (Police Group). The City's current Defined Benefit Plan for the Police Group is a 3.0% @ 50 Plan, where a qualified employee may receive an annual retirement benefit equal to 3% of their final compensation times the number of years of service at age 50. The City funds these benefits on an annual basis according to actuarially determined contribution rates for both the employee and the employer. The City's current employer rate is 29.074% of employee salary, of which 9.98% of employee salary is attributable to the "side fund" repayment.

In fiscal year 2003, California legislation mandated that all agencies with less than 100 active members be enrolled in a risk-sharing pool with all other agencies in the State with similar benefit packages. The City's Police Group was the only City group that had less than 100 active members; consequently the Police Group was put into a risk pool. At the time of joining the risk pool, a Side Fund was created to account for the difference between the funded status of the City's plan and the funded status of the risk pool. CalPERS then funded the Side Fund obligation on behalf of the City and in turn the City must repay the obligation to CalPERS. The outstanding amount was \$8,189,551 as of June 30, 2010. This obligation is being repaid over an approximately twenty year period at an interest rate of 7.75%, which is the actuarially assumed rate of return for the CalPERS fund. As of July 1, 2011, the City has 10 years remaining to pay on this obligation with a principal balance remaining of \$7,840,284. This obligation is referred to as a Side Fund Loan (Loan) and is currently being retired by adding 9.98% of employee salary to the City's reported PERS payroll amounts for the Police Group. Based upon recent CalPERS' estimates of the City's payroll for the 2010/11FY the additional Side Fund Loan payment for the 2010/11FY will be approximately \$947,911. Table 1 presents the estimated remaining annual payments for the outstanding Side Fund Loan:

Table 1

POB 10 yrs	Balance	Payment *
0	\$8,189,552	\$947,911
1	\$7,840,285	978,718
2	\$7,431,971	1,010,526
3	\$6,958,995	1,043,368
4	\$6,415,274	1,077,277
5	\$5,794,215	1,112,288
6	\$5,088,681	1,148,438
7	\$4,290,944	1,185,762
8	\$3,392,639	1,224,299
9	\$2,384,713	1,264,089
10	\$1,257,370	\$1,305,172
<b>Total</b>		<b>\$11,349,938</b>

\* Total does not include current year payments of \$947,911.

**DISCUSSION**

The rate of interest (7.75%) being charged by CalPERS is significantly above the City's true cost of capital. Two simple methods to determine the cost of capital are: (1) how much interest could the City earn if it invested the \$7,840,285 over a 10 year period, and (2) what is the City's current estimated cost of borrowing? As it happens, both of these approaches yield a true interest cost of approximately 4.5%; therefore, 4.5% is assumed for purposes of the analysis. It should be noted that the City is currently earning a rate of return on the investment of its idle funds of 1.8%; the 4.23% used in Table 2 for analysis is the ten year Treasury Rate. Table 2 presents the analysis of the savings that the City could realize if the Side Fund Loan was paid off in its entirety:

Table 2

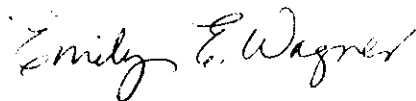
FYE	Prin Balance	Payment	Eff Yield	Inv rate	Inv Revenue	
	6/30/2010	8,189,551	947,911	7.49%	4.23%	332,451
1	6/30/2011	7,840,285	978,718	7.50%	4.23%	316,687
2	6/30/2012	7,431,971	1,010,526	7.50%	4.23%	298,351
3	6/30/2013	6,958,995	1,043,368	7.50%	4.23%	277,201
4	6/30/2014	6,415,273	1,077,277	7.50%	4.23%	252,973
5	6/30/2015	5,794,212	1,112,289	7.37%	4.23%	225,381
6	6/30/2016	5,080,677	1,148,438	7.69%	4.23%	193,772
7	6/30/2017	4,290,939	1,185,762	7.53%	4.23%	158,846
8	6/30/2018	3,392,633	1,224,299	7.55%	4.23%	119,207
9	6/30/2019	2,384,705	1,264,089	7.59%	4.23%	74,807
10	6/30/2020	1,257,360	1,305,172	7.83%	4.23%	25,224
11	6/30/2021	-				
			11,349,938	7.55%	4.23%	1,942,448
Payoff Amt	7,840,285					
Interest Pmt	3,509,653					
Investment	1,942,448					
Savings	1,567,205					
NPV of Savings	1,325,385					

The total gross savings to the City over the 10 year period would be \$3,509,653 in interest savings from not paying the remaining interest owed to CalPERS Side Fund Loan. Assuming that the City pays off the Loan to CalPERS and pays back the internal loan at an assumed rate of 4.23%, the City could save \$1,567,205. The best measure of overall financial benefit to the City is the net present value (NPV), a calculation that states the savings in current dollars. By applying the true interest cost of 4.50% as our factor, the net present value savings is \$1,325,385. The rule of thumb is that anytime

the NPV exceeds \$1 the entity should pursue the alternative that generates the positive NPV. This analysis clearly demonstrates that there are significant financial benefits to utilizing current available resources to pay off the Loan.

Finally, one factor that should be considered in the overall analysis is the availability of unencumbered funds to retire the Loan. The City has the cash readily available to pay off this obligation from the Non-Fire Retiree Medical Reserve currently at \$30,852,522. There is also a Retiree Medical Trust of \$9,553,581; bringing the total Non-Fire Retiree Medical Funds on hand to \$40,406,103 as of June 30, 2011. It is recommended that a portion of the Non-Fire Retiree Medical Reserve funds (\$7,840,285) be used to pay off the Side Fund Loan.

Submitted by:



Emily Wagner  
Director of Finance

Approved by:



Nelson Fialho  
City Manager

Attachment

1. Resolution

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON AUTHORIZING THE PAY-OFF OF THE SIDE FUND LOAN FOR THE DEFINED BENEFIT PLAN FOR THE POLICE GROUP FROM THE NON-FIRE RETIREE MEDICAL RESERVE FUNDS**

**WHEREAS**, the State required that due to the small size of the City's Defined Benefit Plan for Police employees that the City's Plan had to join a risk-sharing pool with other agencies in the State with similar benefit packages where a Side Fund Loan was made to the City to account for the difference between the funded status of this City Plan and the funded status of the risk pool; and

**WHEREAS**, while this Side Fund Loan has about ten years remaining in its twenty year term, the City can achieve significant savings in interest payments if the City uses other available funds to pay off this Side Fund Loan.

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

**SECTION 1.** The City Council authorizes the City Manager and Finance Director to take all steps necessary to prepay and pay-off the Side Fund Loan for the City's Defined Benefit Plan for Police employees with the California Public Employees Retirement Fund by using funds available from the City's Non-Fire Retiree Medical Reserve funds; and reflect resulting interest savings in the Two Year Budget.

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

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Pleasanton at a regular meeting held on May 17, 2011.

I, Karen Diaz, 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 17th day of May, 2011, by the following vote:

Ayes:  
Noes:  
Absent:  
Abstain:

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Karen Diaz, City Clerk

APPROVED AS TO FORM:

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Jonathan Lowell, City Attorney

May 17, 2011  
City Manager's Office

**TITLE: REVIEW UPDATED USER FEES FOR DEVELOPMENT RELATED SERVICES**

**SUMMARY**

The last time the City conducted a comprehensive study of the user fees charged by the divisions within development services (i.e., building and safety, fire prevention, engineering and planning) was in 1992. At that time, due to the economic downturn in the real estate market, the City elected to not implement most of the fee increases. Therefore, the majority of the City's development related user fees have not been increased since the late 1980's. Since that time the consumer price index has increased by 59.28% and the engineering news record construction cost index (ENR-CCI) has increased 81.09%. As part of the streamlining of development services and the review of the City's cost of services in the General Fund, the City hired Public Resource Management (PRM) to prepare an analysis of the City's direct and indirect costs associated with the delivery of development related services.

Based on the Study, the City recovers approximately 45% of the cost of development related services. Most cities in California, including Pleasanton, have a goal or policy of 100% cost recovery for development related services. The Study recommended that the City increase their cost recovery rate overall to 80% but it varies by individual fee. The permit volume has decreased substantially due to the economy. Therefore, the actual permit revenue increase from the implementation of the proposed fee increases will depend on development activity. Staff is estimating, based on projected permit volume for the next two years that the proposed fee increases will generate \$350,000 and \$700,000 of additional revenues each year respectively.

**RECOMMENDATION**

Receive the updated Master Fee Schedule for various development related services provided by individual divisions including building, fire prevention (Pleasanton only), planning and engineering.

**FINANCIAL STATEMENT**

Based upon 2007/08FY data for over 200 development related user fees, the study found that the City is expending \$7,404,378 and recovering only \$3,333,680 in revenue. The result is a subsidy of \$4,070,698 by the General Fund of development related services. The recommended fee increases would reduce this subsidy by approximately \$2,830,290 to a new subsidy level of approximately \$1,240,409 based on development volume in 2007/08FY. If the Council adopts the recommended fees, the two year budget to be presented to Council in June 2011 for adoption will reflect the new fees and the reduced subsidy from the General Fund for these services.

## **BACKGROUND**

The City conducted a fee study of certain development related services based on the premise that there are certain services that the City provides that are of special benefit to an individual or business that should not be a cost or financial burden to the general taxpayer. Additionally, there are certain development related activities by individuals or businesses that require specific additional regulation that are appropriately considered not the financial responsibility of the general taxpayer. One of the City's financial policies is to have development pay 100% of the cost to provide City services. The City hired PRM to prepare a review and analysis of the City's direct and indirect costs associated with the delivery of development related services.

Based on the City's accounting records, the analysis tabulated the full cost of providing development related services including both direct and indirect costs. The review and analysis then recommended certain cost recovery levels for each fee based on economic and policy considerations (the "Net Recoverable Costs"). The Net Recoverable Costs were then compared with revenues currently received for these services to determine the recommended cost recovery rate for each service.

## **DISCUSSION**

The Study presents the cost of providing development related services by individual divisions including building and safety, fire prevention, planning and engineering. The following is a brief summary of their findings by division:

### Building and Safety Division

The Building and Safety Division (Building Division) provides the following services: permit processing, plan checking, building inspections and investigations of complaints regarding potentially dangerous buildings. The City's goal has been to recover 100% of the cost of these services in the fees charged by the Building Division. However, the Study found that the Building Division is currently recovering approximately 88% of the cost of these services.

Building permit and plan review fees are based upon the cost, or valuation, of projects. Construction valuation tables are used to determine the construction value for all new construction. The new construction valuation table is adjusted annually by the Chief Building Official for the change in the new construction index. In 2007/08FY, the new construction permits' valuation represented approximately 25% of the valuation for all permits issued by the Building Division. Today, new construction permits' valuation represents only approximately 10% of all permits issued by the Building Division. For all other permits other than new construction, the valuation of the project is provided by the applicant.

Once valuation is determined, either by using the new construction valuation table or by the applicant, staff refers to a building permit fee table (based on the valuation) to determine permit fees. Upon a review of the activity cost associated with various permits, it was determined that the building permit fee table should be increased by 35% with the minimum permit fee set at \$85. A minimum fee is typically charged for all permits other than building permits, such as electrical, mechanical or plumbing permits, such as water heater replacements and other small projects. Currently the minimum fee

is \$23.50 and does not cover the cost of staff time for issuing a permit and performing an inspection. Some cities have abandoned issuing these types of permits because they are not cost effective. Staff reviewed this proposed change in policy and determined that because these types of projects have health and safety issues related to gas-burning appliances, they should continue to be permitted and inspected. Staff was also concerned that an increase in the cost of permits for water heater and furnace replacements might dissuade some customers from paying for the permit and getting the inspection. Therefore, Staff determined that the cost of the permit for a water heater and a furnace replacement should continue to be partially subsidized, at approximately \$50, however, the minimum fee for all other construction would be \$85.

With the following proposed changes in the Building Division's development related fees, the City will once again achieve its policy of 100% cost recovery for the Building Division:

- 35% increase in the building permit fee table, and
- the increase in the minimum fee from \$23.50 to \$85.00 (except plumbing, mechanical and electrical stand-alone permits which will be \$50).

#### Planning Division

The Planning Division processes all zoning and land use applications in the City; prepares, oversees and reviews all special studies associated with long-range land use objectives and entitlements; works with the development community to facilitate the review of new projects along with supporting the City Council and the Planning Commission. The total cost of all planning services is \$3,131,407. Of this amount, \$2,244,076 is the costs associated with fee related activities. Currently, the City recovers 4% of these costs; therefore, annually the General Fund subsidizes approximately \$2,156,000 of development related activities in this division. Few cities in California do this and most cities seek a cost recovery level in the range of 75% to 100% for planning related services. Staff felt that given that the planning fees are so low that it would not be practical for the City to try and achieve these levels immediately. Instead, the Study recommends a 45.6% cost recovery level which would reduce the annual subsidy by the General Fund by \$1,024,174. The City could continue to phase-in the remaining 54.6% in cost recovery levels over time. Staff's recommendation does not include this at this time.

#### Engineering Division

The Engineering Division is responsible for overseeing the project development, design, survey, inspection and contract administration for all public improvements including the City's capital improvement program and private improvements (other than the building improvements which are inspected by the Building and Safety Division). The total cost of all engineering services is \$3,273,515, of which \$1,690,167 is fee related. The City currently recovers approximately 37% of these costs through user fees with a General Fund subsidy of \$1,070,710. A cost recovery level of 37% is low for engineering services statewide. Staff recommends full cost recovery (approximately 100%) for this area resulting in approximately \$1,052,531 in additional revenues annually. The only fee that would not be 100% cost recovery is the wide load permits. This fee is set by State law and is not 100% cost recovery. The division is also recommending restructuring

many of its map fee categories to consolidate the fee schedule and make it more user-friendly.

Improvement plan checking represents a large portion of the subsidy in this division. Improvement plan checking includes review, modification and approval of the construction plans for both on-site and off-site public and private improvements such as roads, curbs, gutters, utilities (water, sewer, gas and electric), storm drains, street lighting, traffic improvements, and other appurtenances. In 1992 when the last fee increase was contemplated, the plan was to resolve an inconsistency that exists in the City's Master Fee Schedule; however, as indicated earlier, due to the economic downturn at that time the fee increases were not implemented. The current fee schedule includes a fee for engineering services related only to off-site public improvements equal to 2% of the value of these improvements; however, it does not have a fee for improvement plan checking for all the remaining improvements. Off-site public improvements are a small portion of the on-site and off-site public and private improvements related to a project. Therefore, the fee should be charged for all on-site and off-site private and public improvements related to a project. The recommended fee schedule proposes to correct this inconsistency in the Master Fee Schedule. By doing this, a majority of the subsidy by the General Fund to this division is mitigated.

#### Fire Prevention

Fire Prevention services are provided by the Livermore-Pleasanton Fire Department (LPFD). The total cost of all fire prevention services provided by LPFD to Pleasanton entities is approximately \$14 million. The total cost of fee-related services is approximately \$700,000. The City's current fee revenue totals approximately \$170,000 for a cost recovery rate of 24%. Currently a majority of this revenue is collected for new construction and tenant improvements, while annual fire inspections are provided free of charge. It is important to note that almost all of the jurisdictions in California charge fees for annual fire inspections; including Livermore. PRM worked with Livermore to develop their fee structure for fire inspection services provided by LPFD. The fees were adopted by the Livermore City Council in May 2008. The proposal is to have the same fire inspection fee schedule that Livermore adopted. This is because the same services are provided to both jurisdictions by the same staff. The only logical way to differentiate between the two if that is the desire of the Council would be for Pleasanton to continue to subsidize the fire prevention services provided by LPFD's staff to Pleasanton businesses. That is a decision that the Council could make on fire prevention fees as well as any of the other proposed fees.

Highlights of the fire prevention analysis are:

- The current cost recovery rate of 24% is in the very low range compared to other jurisdictions. Livermore recovers 100% of costs for the same services provided by the same staff (LPFD).
- By instituting fees at full cost recovery, the current general fund subsidy of approximately \$530,000 will be eliminated.
- The recommended fee increases have minimal impact on new construction and tenant improvement fees.



## Summary

In fiscal year 2007/08, the City recovered approximately \$3,333,680 or 45% of the cost of providing development related services in the building and safety, fire prevention, planning and engineering divisions. It is estimated that adoption of the staff recommended cost recovery levels will increase the annual fee revenues by approximately \$2,830,290 depending on the volume of building construction activity. The following table summarizes the findings of the Study:

### City of Pleasanton General Fund Department Summary 2007/2008

General Fund Department	FY 2007/08 Budget of Dept/Div Studied	Direct Cost Recoverable	Indirect Cost	Fully Burdened Cost Recoverable	Current Fees	Current Subsidy	Recommended Cost Recovery Policy	Increased Revenue
Fire	\$14,526,650	\$559,425	\$139,856	\$699,281	\$168,952	\$530,329	\$696,953	\$528,001
Planning	\$3,131,407	\$1,795,261	\$448,815	\$2,244,076	\$88,020	\$2,156,056	\$1,024,174	\$936,154
Building	\$2,428,807	\$2,428,807	\$342,047	\$2,770,854	\$2,457,251	\$313,603	\$2,770,854	\$313,603
Engineering	\$3,273,515	\$1,352,134	\$338,033	\$1,690,167	\$619,457	\$1,070,710	\$1,671,988	\$1,052,532
<b>General Fund Total</b>	<b>\$23,360,379</b>	<b>\$6,135,627</b>	<b>\$1,268,751</b>	<b>\$7,404,378</b>	<b>\$3,333,680</b>	<b>\$4,070,698</b>	<b>\$6,163,969</b>	<b>\$2,830,290</b>

## How does the Proposed Fee Schedule Compare with Other Agencies?

The following tables arranged by division compare the current and proposed Pleasanton user fees to the same or comparable fee in surrounding jurisdictions including Livermore, Dublin, San Ramon, Fremont and Walnut Creek. As shown in the tables, Pleasanton's proposed fees compare favorably with the similar fees in surrounding jurisdictions and the average of the fees.

Fee Comparison Chart								
	Pleasanton (current)	Livermore currently (proposed)* reviewing fees	Dublin	San Ramon	Fremont	Walnut Creek	Fee Average	
<b>Building Permits (Permit &amp; Plan Check)</b>								
New House (2,000 sq. ft.)	\$3,486	\$4,803	\$4,778	\$3,560	\$3,946	\$4,264	\$6,448	\$4,633
New 8 unit Residential Condo (13,500 sq. ft.)	\$14,870	\$19,506	\$13,802	\$16,084	\$15,467	\$16,025	\$25,640	\$17,754
New Office Building (10,000 sq. ft.)	\$12,709	\$17,150	\$11,924	\$9,160	\$13,793	\$14,596	\$22,834	\$14,910
New Retail Store (100,000 sq.ft.)	\$70,450	\$94,981	\$24,989	\$52,000	\$69,095	\$70,047	\$115,565	\$71,113
Office Remodel (5,000 sq. ft.)	\$1,888	\$2,548	\$4,988	\$4,130	\$2,092	\$2,326	\$3,388	\$3,245
Retail Store Remodel (5,000 sq.ft.)	\$1,489	\$2,010	\$5,056	\$4,130	\$1,648	\$1,827	\$2,664	\$2,889
Residential Solar Panel Installation	\$268	\$248	\$246	\$250	\$330	\$237	\$263	\$262
Residential Addition (500 sq. ft.)	\$1,351	\$1,920	\$739	\$1,284	\$1,575	\$1,744	\$2,281	\$1,590
Water Heater Replacement	\$36	\$50	\$37	\$50	\$50	\$69	\$63	\$53
Furnace Replacement	\$38	\$52	\$92	\$60	\$70	\$69	\$89	\$72
Reroof	\$167	\$251	\$246	\$240	\$177	\$170	\$175	\$210

\* Subject to annual increase in the ENR CCI

Fee Comparison Chart								
	<u>Pleasanton</u>	<u>Pleasanton</u>	<u>Livermore</u>	<u>Dublin</u>	<u>San Ramon</u>	<u>Fremont</u>	<u>Walnut Creek</u>	<b>** Fee</b>
	(current)	(proposed)***		in process of updating fees				average
<b>Planning Services</b>								
Conditional Use Permit	\$150	\$3,000	\$10,590	\$1,000	TM Initial Deposit* \$3,000	TM Initial Deposit* \$2,400	TM Initial Deposit \$1,000	\$3,498
Site Plan Approval (Staff Level)	\$50	\$820	\$3,880	TM	TM Initial Deposit* \$5,000	TM Initial Deposit* \$1,700	TM Initial Deposit \$850	\$2,450
Design Review	\$50	\$2,650	\$510	TM	TM Initial Deposit* \$300	TM Initial Deposit* \$1,700	TM Initial Deposit \$850	\$2,650
Negative Declaration	\$25	\$2,100	\$4,270	TM Initial Deposit \$25,000	TM Initial Deposit* \$1,500	TM Initial Deposit* \$750	TM Initial Deposit \$570	\$7,947
Tentative Tract Map	\$2,000 +\$10/lot	\$4,640	\$15,219 +\$75/lot	TM Initial Deposit \$10,000	TM Initial Deposit* \$3,000	TM Initial Deposit* \$4,800	TM Initial Deposit \$5,400	\$42,419
Planned Unit Development	\$2,000	Range from \$3,000 to \$20,000	\$14,960		TM Initial Deposit* \$5,000	TM Initial Deposit* \$4,000	TM Initial Deposit \$3,400	\$6,072
TM=Time and Material Cost Recovery *Initial Deposit generally does not cover total cost. Additional deposits required depending on level of service complexity. **Average compiled does not include cities that charge exclusively based on Time & Materials ***Subject to annual increase in the ENR CCI								

Fee Comparison Chart								
	<u>Pleasanton</u>	<u>Pleasanton</u>	<u>Livermore</u>	<u>Dublin</u>	<u>San Ramon</u>	<u>Fremont</u>	<u>Walnut Creek</u>	<b>** Fee</b>
	(current)	(proposed)****		in process of updating fees				average
<b>Engineering Services</b>								
	updated 1990)			updated 1984)				
Encroachment Permit	\$25 \$90 insp (min)	\$30 \$90 insp (min)	\$90 \$220 insp (min)	\$10 \$80/hr insp (min)	\$70 \$80/hr insp (\$160 min)	\$90 \$132/hr insp (min)	\$120/hr \$500 Deposit Sidewalk; \$1,500 Deposit Trenching	\$58 \$134/hr insp
Final Map Check*	\$600 + 50/lot	\$4,500 + 30/lot	\$7,500 deposit + TM	\$7,000 (typical) TM	\$12,500 (typical) TM	TM Deposit \$4,000 - \$11,500 TM	TM (typical) \$7,000 \$1,500 - \$2,500 Deposit + \$130/hr	\$7,083
Improvement Plan Check *	\$20,000	\$20,000	\$61,750	\$60,000** (typical) TM	\$51,400 (typical) TM	TM Included in Map Fee	\$60,000 (typical) TM	\$50,630
Encroachment & Construction Inspection Fee*	\$40,000	\$40,000	\$77,250	TM	\$64,250 (typical) TM	\$30,000	\$80,000	\$58,300
TM=Time and Material Cost Recovery *Based on a project with \$1 million in public improvements **Average compiled does not include cities that charge exclusively based on Time & Materials ***Based on project with \$400k in public improvements ****Subject to annual increase in the ENR CCI Min = Minimum								

Fee Comparison Chart								
	Pleasanton (current)	Pleasanton (proposed)**	Livermore	Dublin in process of updating fees	San Ramon	Fremont	Walnut Creek	Fee average
<b>LFPD Fire Prevention Services</b>								
New Construction								
Fire Sprinkler System Tenant Imp 21-100 Appliance	25% of Bldg Permit	25% of Bldg Permit	\$740	\$390	\$437	\$336 + job cost	\$720	\$561
Fire Sprinkler System New 21-100 Appliance	25% of Bldg Permit	25% of Bldg Permit	\$870	\$330	\$291	\$336 + job cost	\$475	\$529
Underground Fire Main 6 Hydrants	25% of Bldg Permit	25% of Bldg Permit	\$1,650	\$705	\$243	\$672	\$760	\$945
Fire Alarm System 16-50 devices	\$405	\$405	\$1,220	\$565 + Elec Permit	\$485	\$1,296	\$820	\$934
Pre-Engineered System	\$405	\$405	\$870	\$240	\$291	\$96/hr plan + job cost	\$540	\$562
<b>LFPD Fire Prevention Services</b>								
Annual Inspections & CUPA Fees								
Repair Garage	No Fee Structure	\$684	\$684	\$866	\$690	\$1,318	\$1,430	\$945
Gas Station w/3 Underground Storage Tank	No Fee Structure	\$2,559	\$2,559	\$2,417	\$2,639	\$2,305	\$2,679	\$2,526
Place of Assembly	No Fee Structure	\$350	\$350	\$200	\$100	\$159	\$300	\$243
Shop/Occupancy w/2 Fire Permits	No Fee Structure	\$534	\$534	\$200	\$240	\$248	\$500	\$376
Hourly Rates for Services	\$67.50 Inspection	\$79.67 Inspection	\$79.67 Inspection	\$100 Inspection	\$146 CUPA	\$96 CUPA/Insp	\$146 CUPA	\$108
*Subject to annual increase in the ENR CCI								
Pleasanton Proposed Fees for Annual Fire Inspection are both CUPA and Fire Code Fees								
Hayward and Fremont are both Fire and CUPA Agencies and would be similar to Livermore-Pleasanton Fire Prevention								

## Enterprise Fund

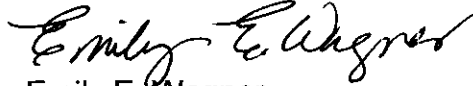
In order to better monitor the cost of development related services and the recovery of these costs through user fees, Staff is recommending that the City utilize an enterprise fund for accounting for development services starting in 2012/13FY. Traditionally these types of services are accounted for in the General Fund. However, cities that have a goal of 100% full cost recovery of these expenses, have moved these operations into a separate enterprise fund to better account for these costs and the recovery of these costs.

## Conclusion

Based upon FY 2007/08 data for over 200 development related user fees, the Study found that the City is expending \$7,404,378 and recovering only \$3,333,680 in revenue. The result is a subsidy of \$4,070,698 by the General Fund of development related services. The recommended fee increases would reduce this subsidy by approximately \$2,830,290 to a new subsidy level of approximately \$1,240,409. Staff recommends the City Council adopt by resolution the increase in development related user fees in order to reduce the subsidy by the General Fund. Staff also recommends an annual increase in these fees and construction valuation tables effective January 1 each year starting January 1, 2012 based on the annual increase in the ENR CCI. Staff recommends that

the City review these fees once every two years in addition to the annual ENR CCI increase, with the goal of moving towards 100% cost recovery.

Submitted by:



Emily E. Wagner  
Finance Director

Approved by:



Nelson Fialho  
City Manager

Attachments:

1. Master Fee Schedule with revised fees

**CITY OF PLEASANTON  
MASTER FEE SCHEDULE**

Attachment 1

**II. PLANNING DEPARTMENT**

**A. General**

Duplicating Charges	Zoning maps	\$7.00
	General Plan and map	\$20.00
	If mailed, the following additional charge applies	\$5.00
	Growth Management Report	\$10.00
	General Plan Map	\$3.00

**B. Application Fees**

Zoning Certificate		\$25.00	<i>incr from "no charge"</i>	
Home Occupation Zoning Certificate (nonexempt)		\$20.00	<i>incr from \$15</i>	
Design Review		\$2,650.00	<i>incr from \$50</i>	
Administrative Design Review		\$410.00	<i>incr from \$25</i>	
Sign Design Review		\$350.00	<i>incr from \$15</i>	
Outdoor Display		\$140.00	<i>incr from \$25</i>	
Variance		\$2,260.00	<i>incr from \$50</i>	
Use Permits	Conditional Use Permit	\$3,000.00	<i>incr from \$150</i>	
	Large Family Day Care Homes and Special Use Permits	\$1,430.00	<i>incr from \$15</i>	
	Pets (other than cats and dogs)	\$2,340.00	<i>incr from \$15</i>	
	Minor Modification to a Conditional Use Permit	\$25.00	<i>delete - obsolete (was \$25)</i>	
	Temporary conditional uses listed in 18.116.010 of the Municipal Code (i.e. home boutique, Christmas tree lots, small recycling center, outdoor sales)	\$140.00	<i>incr from \$25</i>	
Appeals		\$250.00	<i>incr from 25%/\$25 max</i>	
Planned Unit Development (PUD)	Residential	1 unit	\$3,000.00	<i>incr from \$2000 initial app, \$2000 major mod</i>
		2-5 units	\$7,500.00	<i>incr from \$2000 initial app, \$2000 major mod</i>
		6-15 units	\$15,000.00	<i>incr from \$2000 initial app, \$2000 major mod</i>
		16+ units	\$20,000.00	<i>incr from \$2000 initial app, \$2000 major mod</i>
	Commercial	0-20,000 sq ft	\$3,000.00	<i>incr from \$2000 initial app, \$2000 major mod</i>
		20,001-60,000 sq ft	\$7,500.00	<i>incr from \$2000 initial app, \$2000 major mod</i>
		60,001 - 100,000 sq ft	\$15,000.00	<i>incr from \$2000 initial app, \$2000 major mod</i>
	100,000+ sq ft	\$20,000.00	<i>incr from \$2000 initial app, \$2000 major mod</i>	
	Minor Modification	\$1,500.00	<i>was \$100</i>	
Subdivision Map	Preliminary	\$50.00		
	Tentative	\$2,000+\$10/lot		
	Minor Subdivision	\$50.00		
Lot Line Adjustment		\$430.00	<i>incr from \$50</i>	
Condo Conversion		\$2,760.00	<i>incr from \$50</i>	
Rezoning		\$12,290.00	<i>incr from \$250</i>	
General Plan Amendment		\$14,870.00	<i>incr from \$250</i>	
Specific Plan/ Specific Plan Amendment		25%	<i>not on master fee sched but per report is change from \$250</i>	
Growth Management Program				
	Application fee for negotiated agreements	\$800.00	<i>incr from \$200</i>	
Williamson Act Application				
	Including establishment, modification or disestablishment of agricultural preserves, and entering or canceling contracts	\$1,760.00	<i>incr from \$350</i>	
Preliminary Review	No Public Hearing required	\$500.00	<i>new fee</i>	
	Public Hearing required	\$1,450.00	<i>new fee</i>	
Peer Review	Staff review of consultant work	25% of Consultant Costs	<i>new fee</i>	

**C. Environmental Filing Fees**

Calif. Environmental Quality Act (CEQA)	Environmental Impact Report (EIR) - staff review of consultant work	25% of Consultant Costs	<i>new fee</i>
	Negative Declaration	\$2,100.00	<i>incr from \$25</i>
SB-1535 - Fish & Game Fees <i>(effective 1/1/07; includes \$50 County Clerk processing fee)</i>	Negative Declaration (ND)	\$1,850.00	<i>replaces AB-3158</i>
	Mitigated Negative Declaration (MND)	\$1,850.00	<i>replaces AB-3158</i>
	Environmental Impact Report (EIR)	\$2,550.00	<i>replaces AB-3158</i>
	Environmental Document pursuant to a Certified Regulatory Program (CRP)	\$900.00	<i>replaces AB-3158</i>

**CITY OF PLEASANTON**  
**MASTER FEE SCHEDULE**

**II. PLANNING DEPARTMENT**

**D. Code Enforcement**

<b>Sign Removal Fees</b>	Real Estate Open House Sign	\$12.00	
	Political Signs	<del>\$6.00</del>	<i>delete - obsolete</i>
	All Other Signs, per square foot	<del>\$2.00</del>	<i>delete - obsolete</i>
<b>News rack Removal Fees</b>	Removal	<del>\$35.00</del>	<i>delete - obsolete</i>
	Storage Fee after 7th Day	<del>\$2.50</del>	<i>delete - obsolete</i>

**E. Geologic/Architectural Review**

*changed title to include Architectural  
deleted "+ Overhead" because it is not charged*

Fee paid by developer to reimburse City for third party peer review	Actual Cost
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**CITY OF PLEASANTON  
MASTER FEE SCHEDULE**

**III. COMMUNITY DEVELOPMENT/ENGINEERING DIVISION**

**A. General**

<b>Map Copies</b>	800' Scale City Street Map	\$6.00	
	800' Scale Sepia	\$10.00	
	200' Scale Ortho Photo	\$2.50	
	800' Scale Ortho Photo	\$6.00	
	500' Scale Map	Water (2 sheets) each Sewer (2 sheets) each	\$7.50 \$7.50
	Small City Map	\$2.00	
	24" x 36" Sheets	\$2.00	
	18" x 26" Sheets	\$2.00	
	Any other size—per square foot	\$0.50	
	Xerox Print (large print machine) per square foot	\$1.40	
<b>Map Copies</b>	Map Reproduction (per sheet)	\$5.00	
	Plotted GIS Map (per sheet)	\$30.00	
	Specialized Map/Data Request	Time & Materials	
<b>Other Copies</b>	Standard Specifications & Details	\$20.00	
	Standard Details	\$5.00	
	Subdivision Ordinance	\$4.00	

delete - map fees restructured below  
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**B. Encroachment**

*(Due upon obtaining permit)*

	Permit Fee	Inspection Fee	
<b>Driveway</b>	\$25.00	\$90.00	
<b>Pool</b>	\$25.00	\$90.00	
<b>Curb/Gutter/Sidewalks (100 feet maximum)</b>	\$25.00	\$90.00	
<b>Utility</b>	cost + overhead	cost + overhead	
<b>Storm/Sanitary Lateral</b>	\$50.00	\$140.00	
<b>Planter Strip</b>	\$25.00	N/A	
<b>Dumpster Storage</b>	\$25.00	N/A	
<b>Through Curb Drain</b>	\$25.00	\$90.00	
<b>New Water Service</b>	\$50.00	\$140.00	
<b>Tree Removal</b>	\$25.00	\$90.00	
<b>Permit Fees</b>	Dry Utilities	\$150.00	
	Other	\$30.00	
<b>Inspection Fees</b>	Dry Utilities	Time & Materials	
	Other	Valuation under \$5,000	7.2% of valuation
		Valuation \$5,000 to \$20,000	\$360 + 2.76% of value over \$5,000
		Valuation over \$20,000	\$774 + 4% of value over \$20,000
	Reinspection	Time & Materials	
Specialized Inspections	Consultant cost +25% of Consultant Cost		
<b>Oversize Load Permit - Fee to update upon State fee change</b>	One-time	\$16.00	
	Annual	\$90.00	
<b>Haul Route Permit</b>		\$60.00	

replaced by Permit & Inspection fees below  
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incr from \$50  
incr from \$25  
ch from cost+OH  
incr from \$90-\$110  
incr from \$90-\$110  
incr from \$90-\$110  
new  
changed from T&M  
incr from \$15 to State allowable max  
incr from \$70 to State allowable max  
not previously in MFS but charge was \$25

**C. Private Development Review**

*(Due upon first submittal of plans or map)*

<b>Parcel Map</b> <i>-(incl improvement plan check)</i>	Base fee	\$2,500.00
	plus fee per lot	\$30.00
<b>Final Map</b> <i>-(incl improvement plan check)</i>	Base fee	\$4,500.00
	plus fee per lot	\$30.00
<b>GIS Digital Compliance</b>		Time & Materials or Consultant cost + 25% of Consultant Cost
<b>Annexation Fees</b>	Annexation Processing Fee	\$8,790.00
	Pre-Annexation Agreement Processing	\$4,470.00
	GHAD Formation/Annexation Fee	\$3,150.00
<b>Development Improvement Plan Check</b>		
percentage of total cost of City-reviewed improvements		2.1%
<b>Improvement Plan Review/Revision &amp; Plan Check</b> after 4th revision		\$790.00
<b>Traffic Signal (commercial off-site)</b> Plan Check		\$2,000.00
<b>Right of Way Dedication and Abandonment</b>		\$1,380.00
<b>Technology Fee (GIS Mapping)- per lot</b>		\$50.00
<b>Tract Joint Trench Plan Check</b>		\$500.00
<b>Traffic Study Review</b>		\$650.00

incr from \$600-does not incl improvement PC  
decr from \$50-does not incl improvement PC  
incr from \$600-does not incl improvement PC  
decr from \$50-does not incl improvement PC  
new  
incr from \$2,500  
new  
new  
incr from 2%/\$600 min - applies to total project cost instead of just commercial offsite improvements  
new  
incr from \$50  
incr from \$28/lot

**CITY OF PLEASANTON  
MASTER FEE SCHEDULE**

**III. COMMUNITY DEVELOPMENT/ENGINEERING DIVISION**

<b>Amended Maps</b>	Base fee	\$140.00	incr from \$100	
	plus fee per course correction	\$30.00	incr from \$10	
<b>Lot Line Adjustment</b>	Base fee	\$1,330.00	incr from \$200	
	plus fee per lot	\$40.00	incr from \$10	
<b>Revised Erosion Control (SWPPP)</b>	Hillside	Base Fee	\$5,000.00	new
		plus fee per acre (disturbed area)	\$180.00	new
	Flatland	Base Fee	\$3,200.00	new
		plus fee per acre (disturbed area)	\$135.00	new
<b>Professional Consultant Expense</b>		Consultant cost +25% of Consultant Cost	new	
<b>Subdivision Grading &amp; Erosion Control Plan Check</b>	up to 100,000 cubic yards	see Chapter IV Section F		
	each additional 1,000 cubic yard after 100,000	\$6.50		

**D. Construction Services Inspection**

*(due 15 days prior to City Council approval of a final map or City Engineer approval of the plans, whichever occurs first)*

<b>Subdivision Inspection (Off-site)</b> <i>percentage of public &amp; private improvement construction cost</i>	4.00%	replaced by Construction Insp Table below
<b>Subdivision Grading &amp; Erosion Control Inspection</b>	Up to 100,000 cubic yards	see Chapter IV Section F
	each additional 1,000 cubic yards over 100,000	\$10.00
<b>Traffic Signal Inspection</b> <i>percentage of estimated construction costs</i>	4.00%	replaced by Construction Insp Table below
<b>Private Development Inspection</b> <i>percentage of public &amp; private improvement costs</i>	4.00%	replaced by Construction Insp Table below
<b>Tract Joint Trench Inspection</b> <i>percentage of estimated construction costs</i>	4.00%	replaced by Construction Insp Table below
<b>Construction Inspection</b>		
City-inspected improvements:	<b>Base Fee</b>	<b>Plus</b>
Valuation under \$5,000		7.2% of valuation
Valuation \$5,000 - \$20,000	\$360	2.76% of valuation > \$5,000
Valuation over \$20,000	\$774	4% of valuation > \$20,000
<b>Specialized Inspections</b>	Consultant cost +25% of Consultant Cost	changed from Cost + Overhead
<b>Overtime Inspection</b> <i>(2 hour minimum charge)</i>	Cost + Overhead	

**E. Assessment Districts**

<b>City Engineering Department Administration</b> <i>(during formation, design, and construction)</i>	Cost + Overhead
<b>Inspection</b> <i>(Minimum charge is 4% of costs to construct public improvements)</i>	See Construction Inspec. Fee Table
<b>Segregation Administration</b> <i>Fee per district</i>	\$500.00

**F. Park Dedication In Lieu Fees**

*(Fees in lieu of dedication of public land for tentative maps approved after May 26, 1981)*

<b>per lot or unit</b>	Single Family Residential (detached)	see Chapter XI Section A	move to Development Fee section
	Multiple Family Residential (attached)	see Chapter XI Section A	move to Development Fee section



**CITY OF PLEASANTON  
MASTER FEE SCHEDULE**

**IV. BUILDING INSPECTION DEPARTMENT**

**A. General**

<b>Copies</b>	Soils Reports - per page	\$0.25
	Standard Monthly Reports - per copy	\$7.50
	Private Development Guidelines - per copy	\$5.00
<b>Document Submittal</b>	Per plan sheet	\$2.00
<b>Archiving</b>	Per page of supporting documents	\$0.25
<b>GIS Mapping</b> <i>New Commercial, Multi-family and Condominium site area, per square foot</i>		\$0.002
<b>Housing and Miscellaneous Inspections</b> <i>(Inspection of existing structure at owner's request)</i>	Time & Material Minimum one-hour	

Resolution 99-025; 3/16/99

Added misc, time & matl, and 1-hr instead of absolute amt

**B. Building Permit Fees**

BASIC PERMIT FEE SCHEDULE		
Total Project Valuation	Base Fee	Plus
\$1 - \$500	\$85.00	
\$501 - \$2,000	\$85.00	\$3.00 for each additional \$100 (or fraction thereof) up to and including \$2,000
\$2,001 - \$25,000	\$130.00	\$17.30 for each additional \$1,000 (or fraction thereof) up to and including \$25,000
\$25,001 - \$50,000	\$528.00	\$13.64 for each additional \$1,000 (or fraction thereof) up to and including \$50,000
\$50,001 - \$100,000	\$869.00	\$9.44 for each additional \$1,000 (or fraction thereof) up to and including \$100,000
\$100,001 - \$500,000	\$1,341.00	\$7.56 for each additional \$1,000 (or fraction thereof) up to and including \$500,000
\$500,000 - \$1,000,000	\$4,365.00	\$6.41 for each additional \$1,000 (or fraction thereof) up to and including \$1,000,000
over \$1,000,000	\$7,570.00	\$4.92 for each additional \$1,000 (or fraction thereof)

last changed by Resolution 99-025; 3/16/99

incr from \$23.50

incr from \$23.50/decr fr \$3.05

incr from \$69.25/\$14

incr from 391.25/10.10

incr from 643.75/7.00

incr from 993.75/5.60

incr from 3233.75/4.75

incr from 5608.75/3.65

VALUATION SCHEDULE	
<b>NEW CONSTRUCTION &amp; ADDITIONS</b> - Commercial & Industrial Buildings - Dwellings - Garages & Accessory Structures	Valuation per square foot shall be determined at the date of application as determined by the Building and Safety Official. Rates are updated annually, or as determined by the Building and Safety Official.
<b>ALTERATIONS &amp; REPAIRS</b> - Remodels, Repairs, Reroofs, Fire Sprinklers, Tenant Improvements, etc.	Contract price, or as otherwise determined by Building and Safety Official.

Resolution 99-025; 3/16/99

Consistent with current definition in PMC 20.04.015: VALUATION or VALUE as applied to a building and its building and/or property service equipment shall be the estimated cost to construct or replace the building and its building and/or property service equipment in kind, based on current labor and material replacement costs as determined by the Building and Safety Official.

OTHER BUILDING PERMIT FEES, SUPPLEMENTS, AND SURCHARGES	
<b>INVESTIGATION FEE</b> Applicable to any work commenced on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits, in addition to the required fees	100% of Building Permit Fee
<b>ENERGY SURCHARGE</b> Applicable to buildings and portions thereof subject to Title 24, Part 6, The California Energy Code	25% of Building Permit Fee
<b>FOUNDATION ONLY PERMIT</b>	10% of Building Permit Fee
<b>ALTERNATE MEANS &amp; METHODS REQUESTS</b> Plan review requests for alternate means and methods	Time & Material 1-hour min.
<b>ON-SITE PERMIT</b> Applicable to improvements outside of buildings, based upon valuation	1.4% of On-Site Valuation
<b>WASTE MANAGEMENT PLAN FEE</b> Nonrefundable fee to administer and implement the WMP review and verification on covered projects	Time and Material Basis, Minimum two-hour
<b>PLUMBING/MECHANICAL/ELECTRICAL (PME) SUPPLEMENT</b> Applicable to all new and alteration projects with multi-trade construction being performed in conjunction with a building permit.	25% of Building Permit Fee

last changed by Resolution 99-025; 3/16/99

New, consistent with PMC 20.04.015 section 304A.5.2, and Building Codes.

NEW - Energy regulations affect envelope and lighting, in addition to heating/cooling.

new

Resolution 99-025; 3/16/99

new - "Waste management plan fee" or "WMP fee" means a nonrefundable fee set by the city council to administer and implement this chapter. (Ord. 1992 § 1, 2009) PMC 9.20.010

new - replaces PME syst fees (deleted in PME sections below) or indiv fixture counts

BUILDING PLAN REVIEW FEES	
<b>BUILDING PLAN REVIEW FEE</b> When submittal documents are required, a plan review fee shall be paid at the time of submitting documents for plan review.	65% of Building Permit Fee
<b>DEFERRED SUBMITTALS</b> Required at the time of deferred submission of plans and documentation whenever each additional project component, such as sub-trade plans, truss packages, fire sprinkler plans, etc., are not submitted concurrent with the original review of plans and supporting documents.	5% of Building Permit Fee
<b>COPY MODEL PLAN REVIEW FEE</b> For each production building permit of a development after the model has been approved, the following plan check fee will be assessed.	25% of Building Permit Fee
<b>ACCESSIBILITY PLAN REVIEW FEE</b> Applicable to all plans checked for compliance with State of California Accessibility Requirements. This is charged in addition to the initial plan check fee.	15% of Building Permit Fee

Resolution 99-025; 3/16/99

new - This is a review of the deferred submittal, so I relocated it to the Plan Review Section.

**CITY OF PLEASANTON  
MASTER FEE SCHEDULE**

**IV. BUILDING INSPECTION DEPARTMENT**

<b>GREEN BUILDING PLAN REVIEW FEE</b> For all covered projects	25% of Building Permit Fee	<i>new - recent requirement not in previous MFS</i>
<b>SWPPP (STORM WATER) PLAN REVIEW FEE</b> For all covered projects	25% of Building Permit Fee	<i>new - recent requirement not in previous MFS</i>
<b>ONSITE IMPROVEMENTS PLAN REVIEW FEE</b>	0.6% of On-Site Valuation	<i>Resolution 99-025; 3/16/99</i>
<b>FOUNDATION ONLY PLAN REVIEW FEE</b>	65% of Foundation Permit Fee	<i>Resolution 99-025; 3/16/99</i>
<b>ADDITIONAL PLAN REVIEW FEE:</b> An additional charge may be applied when more than two resubmittals require review to the initial plan review, or for revisions to previously approved plans and permits.	Time and Material Basis	
<b>EXPEDITED PLAN CHECK SURCHARGE:</b> The following surcharge will be added for all expedited plan reviews.	50% of Plan Check fee	<i>Resolution 99-025; 3/16/99</i>
<b>ADMINISTRATIVE CHARGE FOR PLAN CHANGE REQUESTS:</b> This charge will be assessed for the administrative costs associated with plan change requests after issuance of building, electrical, mechanical, plumbing and grading permits. Said costs covered by this charge include, but are limited to, rechecking of plot plans, refiguring applicable fees, extra application forms, and processing time of City personnel.	Time and Material Basis \$20.00 Minimum	

**C. Electrical Permit Fees (minimum fee \$50.00)**

<b>PLAN REVIEW</b>		
<b>ELECTRICAL PLAN REVIEW FEE:</b> When an electrical plan is submitted for review, the Electrical Plan Review fee is required at the time plans are submitted.	65% of Electric Permit Fee Minimum one-hour	<i>Resolution 99-025; 3/16/99</i>
<b>ADDITIONAL ELECTRICAL PLAN REVIEW FEE:</b> An additional charge may be applied to all plan check correct on lists in excess of two revised or resubmitted plan submittals, or for revisions to previously approved plans.	Time and Material Basis Minimum one-hour	<i>Resolution 99-025; 3/16/99</i>
<b>EXPEDITED PLAN REVIEW SURCHARGE:</b> The following surcharge will be added for all expedited plan reviews.	50% of Plan Check fee	
<b>PERMIT ISSUANCE</b>		
<b>Electrical Permit Fee</b>	\$32.00	<i>Resolution 99-025; 3/16/99 increase 35% - old fee 23.50</i>
<b>SYSTEM PERMIT FEE SCHEDULE</b>		
<b>Temporary Power Service</b>	Each Temporary Service Power Pole or Pedestal, including all pole or pedestal-mounted receptacle outlets and appurtenances	\$32.00 <i>increase 35% - old fee 23.50</i>
<b>ELECTRICAL PERMIT UNIT FEE SCHEDULE (in addition to permit issuance fee)</b>		
<b>Receptacles, Luminaires, Switches, or other Outlets</b>		
- First 20 outlets, each	\$1.50	<i>increase 35% from 1.10</i>
- Additional outlets, each	\$1.00	<i>increase 35% from .73</i>
- Pole or platform-mounted lighting fixtures, each	\$1.50	<i>increase 35% from 1.10</i>
- Theatrical-type lighting fixt. or assemblies, each	\$1.50	<i>increase 35% from 1.10</i>
<b>Residential Electrical Appliances</b>	Fixed appliances or receptacle outlets for same, each	\$6.40 <i>increase 35% from 4.75</i>
<b>Power Apparatus</b> Air Conditioning Units, Motors, Generators, Cooking or Baking equipment, Rectifiers, Synchronous Converters, Capacitors, Industrial Heating, and Heat Pumps or other apparatus as follows:		
(Rating in HP, kW, kVA, or kVAR)	Up to and including 1, each	\$6.40 <i>increase 35% from 4.75</i>
	Over 1 but not over 10, each	\$16.60 <i>increase 35% from 12.30</i>
	Over 10 but not over 50, each	\$33.00 <i>increase 35% from 24.60</i>
	Over 50 but not over 100, each	\$67.00 <i>increase 35% from 49.50</i>
	Over 100, each	\$100.00 <i>increase 35% from 74.50</i>
<b>Busways</b>	Trolley and plug-in type busways, per 100 sq. ft. or fraction thereof	\$10.00 <i>increase 35% from 7.25</i>
<b>Signs, Outline Lighting and Marquees</b>	Illuminated signs, outline lighting systems/marquees on a branch circuit, each	\$33.00 <i>increase 35% from 24.60</i>
<b>Services and Other Panels</b>		
Electrical panels, up to 199 Amp, each	\$40.00	<i>increase 35% from 30.50</i>
Electrical panels, up to 999 Amp, each	\$85.00	<i>increase 35% from 62.15</i>
Electrical panels, over 600 volts OR 1,000 Amp and greater, each	\$170.00	<i>increase 35% from 124.30</i>
<b>Miscellaneous Electrical</b>	Electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth	\$24.50 <i>increase 35% from 18.20</i>
<b>General Circuits, each</b>		\$7.00 <i>increase 35% from 5.20</i>
<b>Generators</b>		\$65.00 <i>new fee</i>
<b>Non-Residential Electrical Appliances</b>		\$65.00 <i>new fee</i>
<b>Photovoltaic Systems, Residential, per dwelling system</b>		\$150.00 <i>new fee - Currently charging per panel, which is not in Master Fee Schedule, but more efficient to create flat fee.</i>
<b>Photovoltaic Systems, Non-Residential, per kilowatt</b>		\$30.00 <i>new fee - Currently charging per panel, which is not in Master Fee Schedule.</i>
<b>Spa, Self Contained Portable Type</b>		\$65.00 <i>new fee</i>

**CITY OF PLEASANTON  
MASTER FEE SCHEDULE**

**IV. BUILDING INSPECTION DEPARTMENT**

**D. Mechanical Permit Fees (minimum fee of \$50)**

PLAN REVIEW			
<b>MECHANICAL PLAN REVIEW FEE:</b> When a mechanical plan is submitted for review, the Mechanical Plan Review fee is required at the time plans are submitted.	65% of Mechanical Permit Fee Minimum one-hour		Note - the minimum is actually meant to be 1 hr @ current rate charged by outside consultants
<b>ADDITIONAL MECHANICAL PLAN REVIEW FEE:</b> An additional charge may be applied to all plan check correction lists in excess of two revised or resubmitted plan submittals, or for revisions to previously approved plans.	Time and Material Basis Minimum one-hour		Resolution 99-025; 3/16/99
<b>EXPEDITED PLAN CHECK SURCHARGE:</b> The following surcharge will be added for all expedited plan reviews.	50% of Plan Check fee		
PERMIT ISSUANCE			
<b>Mechanical Permit Fee</b>		\$0.00	increase 35% from 23.50
MECHANICAL PERMIT UNIT FEE SCHEDULE (In addition to permit issuance fee)			
<b>Furnaces</b>	Installation/ relocation of forced-air or gravity-type furnace, floor furnace, wall furnace, suspended heater, etc., each		
	- Up to 99,999 Btu/h, each	\$20.00	increase 35% from 14.80
	- 100,000 Btu/h or greater, each	\$25.00	increase 35% from 18.20
<b>Boilers, Compressors, and Absorption Systems</b>			
Up to and including 3 HP	Up to and including 100,000 BTU/h	\$20.00	increase 35% from 14.70
Over 3 HP to 15 HP	Over 100,000 to 500,000 BTU/h	\$37.00	increase 35% from 27.15
Over 15 HP to 30 HP	Over 500,000 to 1,000,000 BTU/h	\$50.00	increase 35% from 37.25
Over 30 HP to 50 HP	Over 1,000,000 to 1,750,000 BTU/h	\$75.00	increase 35% from 55.45
Over 50 HP	Over 1,750,000 BTU/h	\$125.00	increase 35% from 92.65
<b>Air Handling Units</b>	Up to and including 9,999 cubic feet per minute (cfm), including ducts attached thereto	\$14.00	increase 35% from 10.65
	10,000 cfm or greater	\$25.00	increase 35% from 18.10
<b>Evaporative Coolers</b>	Each evaporative cooler, other than portable type	\$14.00	increase 35% from 10.65
<b>Ventilation &amp; Exhaust</b>	Ventilation fan, Environmental Air Duct	\$14.00	increase 35% from 10.65
	Commercial Kitchen Hood	\$130.00	new fee
<b>Miscellaneous Mechanical</b>	For each appliance or piece of equipment regulated by the Mechanical Code but not classified in other categories, or for which no other fee is listed in the table.	\$14.00	increase 35% from 10.65
<b>Duct Work</b>	Flex, each floor	\$48.00	increase 35% from 35.20
	Rigid, each floor	\$75.00	increase 35% from 56.00
<b>Boilers, each</b>		\$65.00	new fee
<b>Heat Pump, each</b>		\$20.50	increase 35% from 15.20
<b>Hydronic System, each</b>		\$65.00	new fee
<b>Fireplace, factory-built</b>		\$14.00	increase 35% from 10.40
<b>Commercial VAV Box, each</b>		\$20.50	increase 35% from 15.20
<b>Vented Decorative Appliance, each</b>		\$65.00	new fee
<b>Wood-burning Stove, each</b>		\$54.00	increase 35% from 40.00

**E. Plumbing Permit Fees (minimum fee of \$50.00)**

PLAN REVIEW			
<b>PLUMBING PLAN REVIEW FEE:</b> When a plumbing plan is submitted for review, the Plumbing Plan Review fee is required at the time plans are submitted.	65% of Plumbing Permit Fee Minimum one-hour		Resolution 99-025; 3/16/99 Note - the minimum is actually meant to be 1 hr @ current rate charged by outside consultants
<b>ADDITIONAL PLUMBING PLAN REVIEW FEE:</b> An additional charge may be applied to all plan check correction lists in excess of two revised or resubmitted plan submittals, or for revisions to previously approved plans.	Time and Material Basis Minimum one-hour		Resolution 99-025; 3/16/99
<b>EXPEDITED PLAN CHECK SURCHARGE:</b> The following surcharge will be added for all expedited plan reviews.	50% of Plan Check Fee		Resolution 99-025; 3/16/99
PERMIT ISSUANCE			
<b>Plumbing Permit Fee</b>		\$32.00	increase 35% from 23.50
PLUMBING PERMIT UNIT FEE SCHEDULE (In addition to permit issuing fee)			
<b>Fixtures and Vents</b>	Installation, repair or alteration of each plumbing fixture or trap or set of fixtures on one trap	\$13.25	increase 35% from 9.80
<b>Sewers, Disposal Systems, and Interceptors</b>	Each building sewer	\$33.25	increase 35% from 24.65
	Each FOG interceptor/treatment system	\$100.00	increase 35% from 74.50; FOG is Fats, Oil, Grease. The plumbing code and muni code do not permit private sewage systems when sewer is available.
	Each industrial waste pretreatment interceptor	\$27.00	increase 35% from 19.90
	Rainwater systems - per drain	\$13.25	increase 35% from 9.80
<b>Water Repiping, Residential</b>	Each installation, alteration, or repair of water piping and/or water treating equipment, per dwelling or unit	\$65.00	new w replace old water piping & water heaters item. Water heaters new item.

**CITY OF PLEASANTON  
MASTER FEE SCHEDULE**

**IV. BUILDING INSPECTION DEPARTMENT**

<b>Gas Piping Systems</b>	1 to 5 outlets	\$8.25	increase 35% from 6.15
	over 5 outlets, per outlet	\$1.50	increase 35% from 1.10
<b>Vacuum Breakers, and Backflow Protection Devices</b>	Atmospheric-type vacuum breakers :		
	- 1 to 5	\$17.00	increase 35% from 12.60
	- over 5, each	\$3.00	increase 35% from 2.25
	Backflow protective device other than atmospheric-type vacuum breakers, each:		
	- 2 inches and smaller	\$16.75	increase 35% from 12.30
	- over 2 inches	\$33.25	increase 35% from 24.65
<b>Swimming Pools &amp; Spas</b>	Public Pool plumbing, each	\$125.00	increase 35% from 91.25
	Public Spa plumbing, each	\$82.00	increase 35% from 60.75
	Private Pool plumbing, each	\$82.00	increase 35% from 60.75
	Private Spa plumbing, each	\$41.00	increase 35% from 30.25
<b>Miscellaneous Plumbing</b>	For each appliance or piece of equipment regulated by the Plumbing Code but not classified in other categories, or for which no other fee is listed	\$13.25	increase 35% from 9.80
<b>PG&amp;E Reconnection Gas Inspection, each</b>		\$32.50	increase 35% from 24.00
<b>Water Heater, Residential Storage Tank type, each</b>		\$16.75	increase 35% from 12.30
<b>Water Heater, Tankless, each</b>		\$65.00	increase 35% from 48.00
<b>Water Heater, Commercial, each</b>		\$65.00	new
<b>Solar Water Heating System, each</b>		\$65.00	new
<b>Water Recirculating system, each</b>		\$65.00	increase 35% from 48.00
<b>Rainwater Onsite Treatment, each</b>		\$65.00	new
<b>Water Line Connections, each</b>		\$6.50	increase 35% from 4.80
<b>Water Service</b>		\$43.00	increase 35% from 32.00
<b>Water Softener, each</b>		\$16.25	increase 35% from 12.00

**F. Grading Fees**

	Plan Review	Permit	
<b>50 cubic yards or less</b>	no charge	\$23.50	grading fees not addressed in fee study 1997 UBC
<b>51 to 100 cubic yards</b>	Minimum one-hour	\$37.00	1997 UBC
<b>101 to 1,000 cubic yards</b>	Minimum one-hour		1997 UBC
first 100 cubic yards		\$37.00	1997 UBC
each additional 100 or fraction thereof		\$17.50	1997 UBC
<b>1,001 to 10,000 cubic yards</b>	Minimum one-hour		1997 UBC
first 1,000 cubic yards		\$194.50	1997 UBC
each additional 1,000 or fraction thereof		\$14.50	1997 UBC
<b>10,001 to 100,000 cubic yards</b>			
first 10,000 cubic yards	\$49.25	\$325.00	1997 UBC
each additional 10,000 or fraction thereof	\$24.50	\$66.00	1997 UBC
<b>100,001 to 200,000 cubic yards</b>			
first 100,000 cubic yards	\$269.75	\$919.00	1997 UBC
each additional 10,000 or fraction thereof	\$13.25	\$36.50	1997 UBC
<b>201,000 cubic yards or more</b>			
first 200,000 cubic yards	\$402.25	\$1,284.00	1997 UBC
each additional 10,000 or fraction thereof	\$7.25	\$36.50	1997 UBC

these fees also apply to subdivision plan review & inspection as referenced in PW chapt IV, sections C&D

**H. Other Fees**

<b>Inspections outside normal business hours (min. charge - 2 hrs)</b>	Cost + Overhead	1997 UBC
<b>New or special request reports</b>	Cost + Overhead	
<b>Reinspection fees (min. charge - 2 hrs)</b>	Cost + Overhead	1997 UBC
<b>Inspections for which no fee is specifically indicated (minimum charge - 2 hrs)</b>	Cost + Overhead	1997 UBC
<b>Additional plan review required by changes, additions, or revisions to approved plans (minimum charge - 1 hour)</b>	Cost + Overhead	1997 UBC, Already covered elsewhere
<b>STATE OF CALIFORNIA FEES</b>		
<b>Strong Motion Instrumentation Study Tax</b>	Residential, per \$1,000 construction valuation	\$0.07 (\$ .50 min)
	Non Residential, per \$1,000 construction valuation	\$0.15 (\$ .50 min)
<b>Seismic Hazards Identification Fund</b>	Residential, per \$1,000 construction valuation	\$0.03 (\$ .50 min)
	Non Residential, per \$1,000 construction valuation	\$0.06 (\$ .50 min)
<b>Building Standards Special Revolving Fund (SB 1473)</b>	per \$25,000 valuation or fraction thereof	\$1.00 new fee effective 1/1/09 not reflected on previous MFS

**CITY OF PLEASANTON  
MASTER FEE SCHEDULE**

**VI. FIRE DEPARTMENT**

**A. Program Base Fees**

from LPFD Master Fee Schedule

Base Permit - Level 1	\$1,070.00
Base Permit - Level 2	\$550.00
Base Permit - Level 3	\$370.00
Base Permit - Level 4	\$350.00
Public Schools & Jails	\$0.00

**B. Annual Fire Code & Unified Program Activity Fees**

from LPFD Master Fee Schedule

Fire Pump	\$60.00
Hotel, Motel, Apartment - Level 3	\$70.00
Hotel, Motel, Apartment - Level 5	\$370.00
School - Private	\$670.00
Highrise	\$890.00
Care Facility - Non Family Daycare	\$200.00
Aerosol Products: < 55 gal	\$70.00
Aerosol Products: 55 -225 gal	\$90.00
Aerosol Products: 225-1,000 gal	\$110.00
Aerosol Products: 1k-10k gal	\$150.00
Aerosol Products: 10k-20k gal	\$190.00
Aerosol Products: 20k+ gal	\$220.00
Amusement Building	\$740.00
Aviation Facilities	\$230.00
Battery System	\$80.00
Candles and Open Flame in Assembly	\$30.00
Cellulose Nitrate Film	\$120.00
Cellulose Nitrate Storage	\$120.00
Combustible Fibers	\$120.00
Combustible Dust-Producing Ops	\$300.00
Combustible Material Storage- Misc	\$130.00
Compressed Gas: High Haz < 200 cu ft	\$320.00
Compressed Gas: High Haz 200-500 cu ft	\$380.00
Compressed Gas: High Haz 501 - 1k cu ft	\$480.00
Compressed Gas: High Haz 1k - 2k cu ft	\$630.00
Compressed Gas: High Haz 2k - 3k cu ft	\$790.00
Compressed Gas: High Haz 3+ cu ft	\$950.00
Compressed Gas: Low Haz < 501 cu ft	\$80.00
Compressed Gas: Low Haz 501-2250 cu ft	\$100.00
Compressed Gas: Low Haz 2,250-10k cu ft	\$130.00
Compressed Gas: Low Haz 10k-100k cu ft	\$170.00
Compressed Gas: Low Haz 100k-200k cu ft	\$210.00
Compressed Gas: Low Haz 200k + cu ft	\$250.00
Cryogenics: High Haz <200 cu ft	\$470.00
Cryogenics: High Haz 201 - 500 cu ft	\$560.00
Cryogenics: High Haz 501-1k cu ft	\$700.00
Cryogenics: High Haz 1k-2k cu ft	\$940.00
Cryogenics: High Haz 2k-3k cu ft	\$1,170.00
Cryogenics: High Haz 3k+ cu ft	\$1,410.00
Cryogenics: Low Haz < 55 gal	\$80.00
Cryogenics: Low Haz 55-225 gal	\$100.00
Cryogenics: Low Haz 225-1k gal	\$120.00
Cryogenics: Low Haz 1k-10k gal	\$160.00
Cryogenics: Low Haz 10k-20k gal	\$200.00
Cryogenics: Low Haz 20k + gal	\$240.00
Dry Cleaning Plant	\$140.00
Explosives: 550 lbs	\$430.00
Explosives: 551-2,250 lbs	\$510.00
Explosives: 2,251-10k lbs	\$640.00

**CITY OF PLEASANTON  
MASTER FEE SCHEDULE**

**VI. FIRE DEPARTMENT**

Explosives: 10k-100k lbs	\$850.00
Explosives: 100k-200k lbs	\$1,070.00
Explosives: 200k + lbs	\$1,280.00
Flam/Comb Liq: Above Ground < 55 gal	\$80.00
Flam/Comb Liq: Above Ground 55-225 gal	\$120.00
Flam/Comb Liq: Above Ground 225-1k gal	\$160.00
Flam/Comb Liq: Above Ground 1k-10k gal	\$200.00
Flam/Comb Liq: Above Ground 10k-20k gal	\$240.00
Flam/Comb Liq: Above Ground 20k + gal	\$330.00
Fruit Ripening	\$100.00
HazMat Abovegrnd: < 55 gal	\$80.00
HazMat Abovegrnd: 55-225 gal	\$100.00
HazMat Abovegrnd: 225-1k gal	\$160.00
HazMat Abovegrnd: 1k-10k gal	\$200.00
HazMat Abovegrnd: 10k-20k gal	\$240.00
HazMat Abovegrnd: 20k + gal	\$280.00
Haz Waste Generator: CESQG	\$110.00
Haz Waste Generator: Lrg Quantity	\$300.00
Haz Waste Generator: SQG	\$210.00
Haz Waste Treatment: CE only	\$460.00
Haz Waste Treatment: CA, PBR	\$600.00
Universal Waste Collection Site	\$570.00
High-Piled Combust Storage	\$280.00
Hot-Works Oper: <551 cu ft	\$160.00
Hot-Works Oper: 551 - 2,250 cu ft	\$190.00
Hot-Works Oper: 2,251-10k cu ft	\$240.00
Hot-Works Oper: 10k- 100k cu ft	\$320.00
Hot-Works Oper: 100k-200k cu ft	\$400.00
Hot-Works Oper: 200k+ cu ft	\$480.00
Liq Petroleum Gas: <226 gal	\$110.00
Liq Petroleum Gas: 226-500 gal	\$130.00
Liq Petroleum Gas: 501-2k gal	\$160.00
Liq Petroleum Gas: 2k-4k gal	\$220.00
Liq Petroleum Gas: 4-6k gal	\$270.00
Liq Petroleum Gas: 6+ k gal	\$330.00
Liq/Gas Vehicles in Assembly	\$190.00
Lumber Yard or Woodworking Plant	\$620.00
Magnesium	\$300.00
Mall, covered	\$1,410.00
Motor Vehicle Fuel Disp Station- no bulk	\$180.00
Ovens, Industrial	\$80.00
POA: A-2	\$30.00
POA: A-1	\$50.00
POA: A-3	\$60.00
POA: A-4	\$80.00
POA: A-5	\$110.00
Pyrotech Spcl Effects Material	\$580.00
Refrigeration Equipment	\$150.00
Repair Garages	\$340.00
Rooftop Heliport	\$110.00
Spraying or Dipping	\$80.00
Tires - Rebuilding Plant	\$100.00
Tire - Storage of Scrap	\$100.00
UST - 1 tanks	\$530.00
UST - 2 tanks	\$790.00
UST - 3 tanks	\$1,310.00
UST - 4 tanks	\$1,580.00

**CITY OF PLEASANTON  
MASTER FEE SCHEDULE**

**VI. FIRE DEPARTMENT**

UST - 5 tanks	\$1,840.00
UST - 6 tanks	\$2,100.00
Waste Handling	\$130.00
Wood Products	\$110.00

**C. Miscellaneous Fees**

from LPFD Master Fee Schedule

Candles and Open Flame in Assembly	\$160.00
Carnivals and Fairs	\$300.00
Exhibits and Trade Shows	\$470.00
Pyrotechnical Special Effects show	\$1,210.00
Temporary Membrane Structures	\$190.00
Seasonal Lots (Xmas, Pumpkin, etc.)	\$190.00
Open Burning	\$130.00
Alternate Method Application	\$160.00
Hydrant Flow Test, per area tested	\$310.00
Incident Reports	\$5.00
Licensed Care Facilities - Fire Clearance	\$330.00
Dump Houses	\$1,080.00
Excessive False Alarms	\$390.00

**D. Plan Review Fees**

this section moved from Building Chapter

Fire Department Plan Review of structures for life safety and egress	25% of Building Plan Check Fee
Fire Alarm Permit & Plan Review Permit & Plan Review of new and altered fire alarm systems, based upon a minimum number of inspection hours	\$100/hr \$255 min charge
Fire Sprinkler System Permits & Reviews Permit Plan Check	see Chapter IV - Building Permits and Plan Checks
Hazardous Materials Plan Review & Permit Fee	Time & Material \$100/hr (4 hr min)
Building Division Administration Fee for Fire Alarm, Sprinkler & HazMat Review and Permit processing	Time & Material \$20.00 min