

**SUBJECT: PRESENTATION OF AN UPDATE TO THE CITY'S CAPITAL FACILITY,  
TRANSPORTATION AND AFFORDABLE HOUSING DEVELOPMENT IMPACT  
FEES (DEVELOPMENT IMPACT FEES)**

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### **STAFF RECOMMENDATION**

Receive the presentation on the update to the City's Development Impact Fees.

### **EXECUTIVE SUMMARY**

The proposed update to the City's Development Impact Fees is a City Council priority. Since the 1980s, the City established several development impact fees to mitigate the impact of new housing and commercial developments on the City's facilities, infrastructure, and available affordable housing. The City's development impact fees were established pursuant to AB 1600, also known as the California Mitigation Fee Act. The City's various impact fees were last restructured in 1998. City staff worked with Economic & Planning Systems (EPS) to update these development impact fees based on the most current General Plan and other related planning documents. Staff and EPS have issued draft reports (included as attachments to the May 1, 2018 City Council Report) outlining the study methodology and the maximum Development Impact Fees the City could charge. While the study identifies the maximum fee that could be charged in accordance with AB 1600, the City Council may, as a matter of policy, choose to adopt fees set at less than these maximums.

On May 1, 2018, staff presented the technical work and proposed changes to the impact fees to the City Council. The attached City Council agenda report provides a detailed summary of the fee study and recommended changes. Staff has also presented the draft fee studies to the public and various stakeholders throughout the community, including most recently, the Economic Vitality Committee, Pleasanton Chamber of Commerce, and Housing Commission.

Similarly, this informational presentation is being provided to the Planning Commission as an opportunity to inform the Commission and the public about the fee study, and for questions and comments to be provided. The City Council will conduct public hearings for final review and consideration of the proposed fees, along with any feedback and amended recommendations, in the coming months.

- Exhibits:**
- A. City Council agenda report dated May 1, 2018 with the following attachments available upon request or at the link [HERE](#)
    - 1. Pleasanton Development Impact Fee Nexus Study
    - 2. Nexus-Based Affordable Housing Fee Analysis For-Sale Housing
    - 3. Nonresidential Development Housing Linage Fee Nexus Study
    - 4. Nexus-Based Affordable Housing Fee Analysis for Rental Housing
    - 5. Pleasanton Impact Fee Comparisons