

PLANNING COMMISSION Staff Report



DATE: February 4, 2014

TO: Planning Commission

FROM: Debbie Chamberlain, Planning Services Manager
By: Cindy Yee, Associate Planner

SUBJECT: Public Hearing No. 5 for the Revised Faria Preserve Project (VTM 9342)
DPA 12-310-003, MJ 12-900-002, AR 200-046 and IS 12-250-004

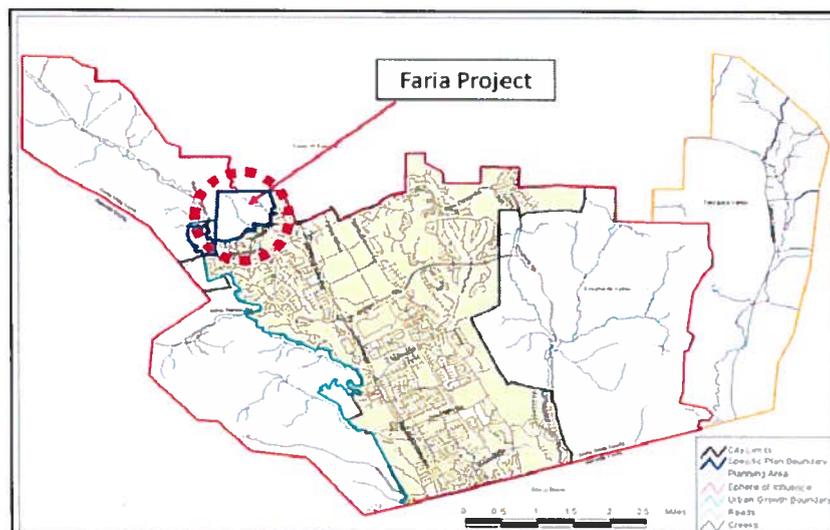
RECOMMENDED ACTION

1. Staff recommends the Planning Commission receive the presentation; open the public hearing; take public testimony; close the public testimony portion of the hearing; provide comments to staff; and
2. That the Planning Commission continue the Public Hearing to date-certain for additional public comment on the proposed applications.

INTRODUCTION

A. Location

The project site is located on approximately 286.5-acres east of Bollinger Canyon Road, north of Deerwood Drive, west of the Crow Canyon Specific Plan area, and south of the city limit lines within the Northwest Specific Plan Area (APNs: 208-240-005, -007, -008, -052 to -054, 208-240-057, 208-240-058, 208-260-046, and 208-250-011).



B. Applicant/Property Owner:

Pat Toohey for
Lafferty Communities
5000 Executive Parkway, No. 530
San Ramon, CA 94583

C. Environmental Review/California Environmental Quality Act (CEQA):

Section 15070 of the State CEQA Guidelines provides that, if all of the Project's impacts can be mitigated to a less-than-significant level, the lead agency may prepare a mitigated negative declaration whereby mitigation measures are incorporated into the project. An Initial Study/Mitigated Negative Declaration (IS 12-250-004) has been prepared for the project. Circulation of the document for a 30-day public review period began on December 6, 2013 and closed on January 13, 2014 in accordance with section 15070 and 15073 of the California Environmental Quality Act (CEQA) guidelines. The City of San Ramon received 11 written comments on the environmental analysis.

D. Public Notice

On November 19, 2013, the Planning Commission held a duly noticed public hearing. The public hearing was continued to the December 17, 2013 Planning Commission meeting to provide time for additional review of the project and preparation of the Initial Study/Mitigated Negative Declaration. A joint notice of intent to adopt a mitigated negative declaration and public hearing notice was sent on December 6, 2013 to all listed property owners within 1,000 feet of the subject property and to the interested parties list. Property owners within the "Thomas Ranch" neighborhood, along the Deerwood Road/Omega Road intersection, and San Ramon Valley Boulevard north of Crow Canyon Road were also sent notifications of the public hearing. On January 7, 2014, the Planning Commission held a third public hearing after continuation of a duly-noticed public hearing on December 17, 2013 to further discuss the proposed Project. The public hearing was subsequently continued to the January 21, 2014 and February 4, 2014 Planning Commission meetings to provide additional time for public comment of the project.

BACKGROUND

In October 2012, a vesting tentative map, development plan amendment, architectural review and environmental review applications were submitted by Lafferty Communities for development of a revised 786-unit subdivision Faria Preserve Project. In October 2012 and January 2013, the City held a public workshop and a study session to discuss the proposal. As part of the development review process, the applicant presented the project to the Architectural Review Board (ARB) at seven meetings between February and August 2013. Comments received from the ARB resulted in project changes including a reduction of residential units.

Due to modification of the park design from the originally approved 2006 plan, the applicant presented the public park component of the project to the Parks and Community Services Commission (PCSC) Facilities Committee at four public hearings and held one public workshop.

After review of the applicant's proposal, the PCSC approved the Master Plan for the Faria Preserve Park and Rose Garden. Additionally, on October 24, 2013, the applicant presented the Faria Preserve affordable housing commitment to the Housing Advisory Committee (HAC). The Committee reviewed the applicant's proposal is recommending that the Planning Commission approve the project.

On November 19, 2013, the Planning Commission held its first public hearing on the revised Faria Preserve Project. Three residents spoke in opposition to the project citing concerns over traffic, school impacts and the grading of the hillside, and one letter was received from the East Bay Regional Park District indicating that they have been working with the City and the developer to implement the objectives of their 2008 settlement agreement. The Commission expressed their interest in reviewing the Project's environmental analysis and continued the public hearing to December 17, 2013 for the opportunity to further review and discuss the Project.

On December 17, 2013, the Planning Commission held its second public hearing on the revised Faria Preserve Project. Ten residents spoke in opposition to the project citing concerns over traffic, school impacts, and grading of the hillside. The Commission continued the public hearing to January 7, 2014 to further review and discuss the Project.

On January 7, 2014, the Planning Commission held its third public hearing, received comments from three speakers, and focused their discussion on the proposed Deerwood Road entrance. The applicant presented exhibits detailing the proposed Deerwood Road access point to the project and an alternative road alignment that could connect the proposed project to Purdue Road. The Commission continued the public hearing to January 21, 2014 and requested additional information be provided for the Commission's consideration.

On January 21, 2014, the Planning Commission held its fourth public hearing where seven speakers provided comments related to the project. At the meeting, the applicant indicated that based on comments received through the public hearing process, they will be modifying the project to relocate the proposed project entryway from Deerwood Road to Purdue Road. The Commission continued the public hearing to February 4, 2014 to allow time for the public to view the scaled project model and provide comments.

PROJECT DISCUSSION ITEMS

During the January 21, 2014 public hearing, the applicant revised their project design to relocate the proposed project entryway from Deerwood Road to Purdue Road. Based on this change, the City is currently preparing an update to the sections of the Initial Study/Mitigated Negative Declaration to reflect the new roadway alignment. The section updates are anticipated to be included with the March 4, 2014 staff report. Additionally, included in the staff report is an exhibit identifying the approximate distance between the proposed sports field lights and the closest existing residential homes.

Affordable Housing Proposal Modification

As previously discussed, policies within the NWSP Land Use Chapter identifies a minimum of 25% of total housing units to be dedicated as affordable units and a target affordability level by

income category: 20% of affordable units for very-low income, 30% of affordable units for low income, and 50% of affordable units for moderate income. As a condition of any project approval in the Plan Area, the applicant is required to develop an Inclusionary Housing Program that details the implementation measures for meeting the City's goals for affordable housing. At the time of application completeness, the applicant submitted the following affordable housing proposal for consideration:

Initial 2013 Affordable Housing Proposal

Unit Types	Very Low	Low	Moderate	Total Affordable Units
Senior-Restricted Rental Apartments	17	69	0	86
Rental Apartments (Non-Age Restricted)	43	0	69	112
For-Sale Housing Units (Within Neighborhood IV)	15	13	0	28
Total Affordable Units	75	82	69	226
Percentage of the Total Affordable Units	33.29%	36.3%	30.5%	
Percentage of Affordable Units in Proposed 740-Unit Project				30.5%

On January 28, 2014, the applicant notified the City that in light of modifications to the Project, they would like to amend their affordable housing proposal. The applicant is still committing to meet the 25% minimum affordable units, but is reducing the overall number of for-sale affordable housing units from 28 to 15. The proposed 2014 commitment for 28.8% of units as affordable is consistent with the 2006 Faria Preserve Proposal that identified 226 of 786 total units (28.8%) as affordable units.

Revised 2014 Affordable Housing Proposal

Unit Types	Very Low	Low	Moderate	Total Affordable Units
Senior-Restricted Rental Apartments	17	69	0	86
Rental Apartments (Non-Age Restricted)	43	0	69	112
For-Sale Housing Units (Within Neighborhood IV)	8	7	0	15
Total Affordable Units	68	76	69	213
Percentage of the Total Affordable Units	32%	36%	32%	
Percentage of Affordable Units in Proposed 740-Unit Project				28.8%

FISCAL IMPACT

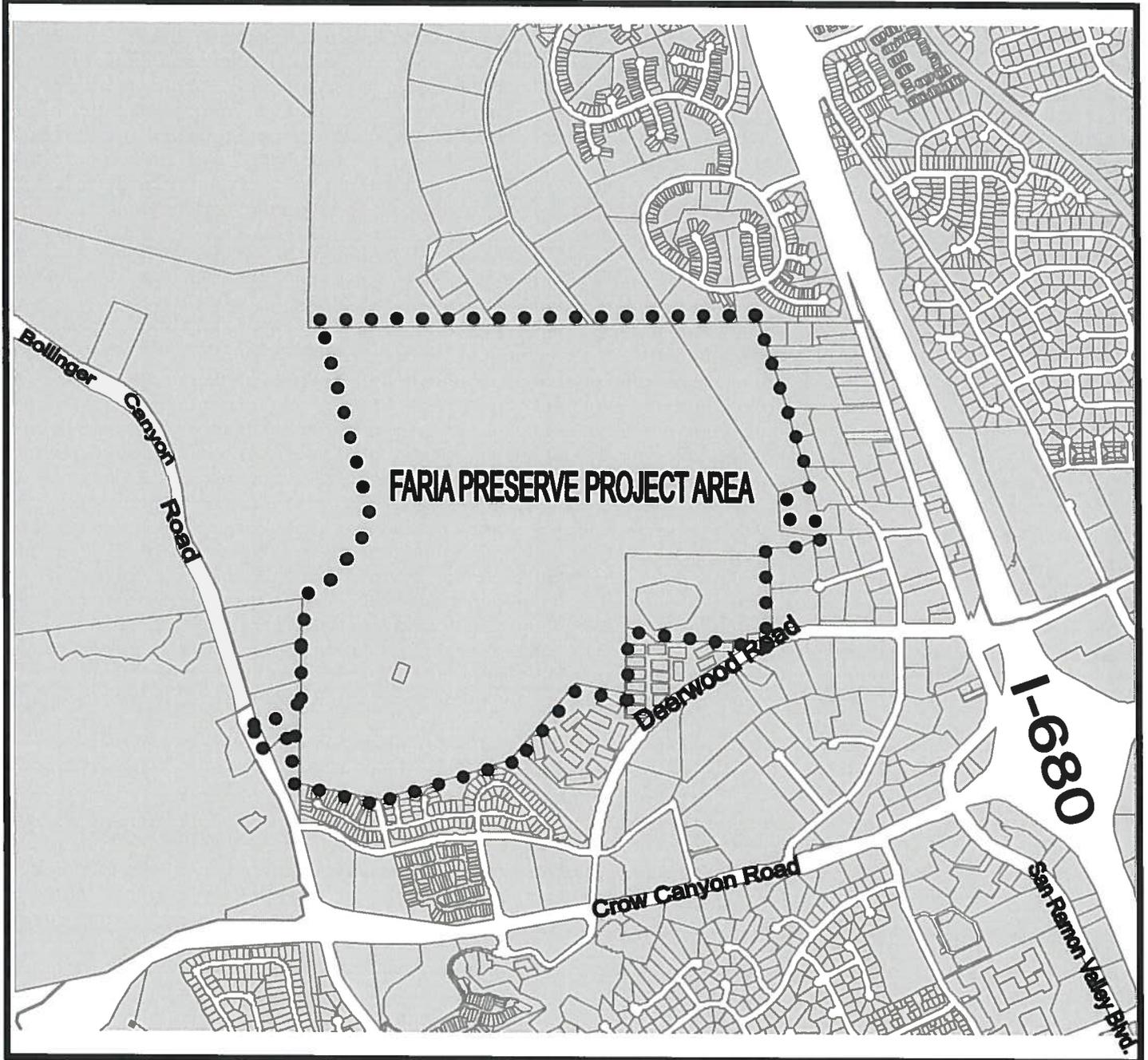
Implementation of the proposed Project will result in the conversion of the existing vacant graze and open space land to residential and public/semi-public uses. While there are certain property tax benefits associated with the proposed project, there are also additional costs in providing services to the new residents. A fiscal impact analysis (see Attachment C) has been prepared for the project to assess the financial impacts to the City and includes recommendations to ensure that the proposed project does not result in a financial hardship to the City. Such recommendations would be included as a project condition of approval.

SUMMARY/NEXT STEPS

Due to the size and complexity of the project, staff has anticipated that several public hearings will be necessary in order to thoroughly discuss the proposal, the environmental document, and receive and address public comments prior to the Planning Commission's decision. Staff recommends that the fifth public hearing focus on the project discussion points detailed in the staff report, providing direction to staff and the applicant on next steps, and continuing the public hearing to March 4, 2014.

ATTACHMENTS

- A. Vicinity Map
- B. Faria Preserve Park Concept Plan with Distance Measurements
- C. Faria Preserve Development Fiscal Impact Analysis, January 2014



CITY OF SAN RAMON PLANNING SERVICES

	<p>REVISED FARIA PRESERVE PROJECT VICINITY MAP DPA 12-310-003, MJ 12-900-002, AR 12-200-046, & IS 12-250-004</p> <p>● ● ● ● ● ● Faria Preserve Project Area</p>	<p>N</p>  <p>(Not to Scale)</p>
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- Basketball Court (90'x100')
- Bocce Courts (13'x60')
- Entry with Identity Sign
- Sheltered Picnic Area
- Lighthead Pedestrian Path
- Lighthead Parking Lot
- Play Area
- Piazza
- Lighthead Tennis Court
- Rose Garden
- Seawalls
- Fire Reserve Parkway
- Fire Reserve Parkway
- Lighthead Soccer Field (synthetic turf)
- Lighthead Baseball Softball Field (synthetic turf)
- Meadow
- Multi-Use Lawn
- Picnic Area
- Grassing
- ADA Trail
- Trails at Overlook
- Mill Creek Holiday
- Fire Reserve Parkway
- Fire Reserve Parkway

- Park Light
- Art Element
- Drinking Fountain



NEIGHBORHOOD PARK CONCEPT PLAN

FARIA PRESERVE

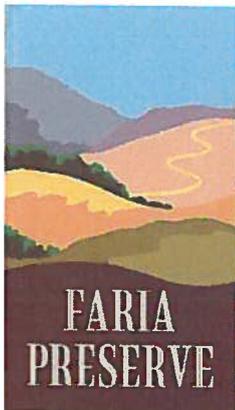
SAN RAMON, CALIFORNIA



GATES
ASSOCIATES
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10000 RIVERVIEW DRIVE, SUITE 100
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FISCAL IMPACT ANALYSIS City of San Ramon



Faria Preserve Development

January 25, 2014

Submitted by:
Francisco & Associates, Inc.
130 Market Place, Suite 160
San Ramon, CA 94583
(925) 867-3400



ATTACHMENT C

Introduction

In October 2006, Economic & Planning Systems, Inc. (EPS) conducted a fiscal impact analysis of the proposed Faria Preserve residential development in the Northwest Specific Plan (NWSP). The NWSP is located north of Crow Canyon Road and west of San Ramon Valley Boulevard.

Currently, Francisco & Associates, Inc. has provided an updated fiscal impact analysis for the Faria Preserve Development that is contained within the NWSP area. This analysis is based upon the City's Fiscal Year 2013-14 (FY13-14) adopted budget. This analysis uses an average cost approach to estimate the City's incremental General Fund costs of providing services to the Faria Development and standard estimating procedures to estimate new revenues derived from the Faria Preserve Development. This is the same approach that was used in the 2006 EPS analysis, in addition to the Acre Development Fiscal Impact Analysis. This analysis has been undertaken pursuant to the General Plan Policy 2.3-1-20 which states "that in order to ensure the fiscal and financial health of the City, new development is to be evaluated on it's ability to pay for it's infrastructure, it's share of public and community facilities and the incremental operating costs it imposes".

The following report summarizes the approach and findings of the Faria Preserve Development analysis.

Project Description

The Faria Preserve Development Project is a residential project, with the full build-out comprised of 121 large single family homes, 72 small lot single family dwelling units, 245 courtyard/cluster/condominium units, and 302 senior/apartment rental units, a 1.5 acre site to be used for a house of worship, and a 2.6 acre site to be used possibly for a future educational facility. In addition, there will be approximately 188 acres of open space and 13.6 acres of public parkland. Please see Table 1 on the following page for a description of the project and the expected service population. In addition, a map showing the location of the Faria Preserve Development is located on Page 3 of this report.

The Faria Preserve Development encompasses five distinct residential neighborhoods. In Neighborhood 1, 121 two-story single-family dwelling units will occupy 22.3 gross acres. Neighborhood 2 will consist of up to 72 small lot single family dwelling units on 10.1 acres. Neighborhood 3 will contain up to 63 dwelling units with alley loaded garages on 6.2 acres. Neighborhood 4 is designed for up to 104 condominium-townhome units on 6.7 acres and 78 stacked flats on 6.9 acres. Neighborhood 5 is designed for 86 senior housing units on 3.6 acres and 216 apartments on 9.0 acres. At buildout, the development will accommodate approximately 1,630 new residents (see Table 1).

In addition to the residential development, the Faria Preserve Development calls for a 12.9-acre neighborhood park, a 0.7-acre rose garden, a 2.6-acre educational facility site, and a 1.5-acre house of worship site. The neighborhood park will consist of ball fields, play lots, and picnic facilities. None of the community facilities are expected to generate substantial employment or development value. In addition, the educational facility and house of worship are not part of the project's development plan application.

The homes are expected to sell at an average of \$300 per-square foot, based on average median prices for similarly sized new homes in San Ramon and surrounding communities. The residential development will be accessed via existing roads: Deerwood Drive to the east and Bollinger Canyon to the west. The Faria Preserve Development will include new internal streets of which the main spine road (Faria

Preserve Parkway) will be maintained by the City and the remainder of the internal streets will be maintained privately.

Table 1
 City of San Ramon - Faria Preserve Development Fiscal Analysis
 Estimated Residential Population of Faria

Neighborhood Description	Land Use	Gross Acres	Number of Units	Persons per Household ¹	Number of Residents at Build-Out
Neighborhood I	Single Family/Owner Occupied		121	2.89	350
Neighborhood II	Small Lot Single Family/Owner Occupied		72	2.89	208
Neighborhood III	Cluster Single Family/Owner Occupied		63	2.89	182
Neighborhood IV	Condominium/Owner Occupied		104	1.84	191
Neighborhood IV	Stacked Flat Single Family/Owner Occupied		78	1.84	144
Neighborhood V	Senior Apartments/Renter Occupied		86	1.84	158
Neighborhood V	Apartments/Renter Occupied		<u>216</u>	1.84	397
		Total Units	740		
Education Facility		2.6			
House of Worship		<u>15</u>			
		4.1			
			Total Service Population²		1,630

¹ Assumes 2.89 persons per household single-family homes per E-5, Jan 1, 2013, and 1.84 persons per household for Renter Occupied per AECOM memo dated November 14, 2013

² Service Population is total number of units * persons per household



Summary of Key Findings

1. The Faria Preserve Development will not generate sufficient General Fund revenues to cover the costs of providing City public services to the Development.

At buildout, the Faria Preserve Development is expected to generate approximately \$632,004 annually to the City’s General Fund as show in Table 2. However, at buildout the Faria Preserve Development will require expenditures of \$993,853 annually in addition to \$313,718 for maintenance of on-site improvements annually. Therefore, the net negative fiscal impact is \$675,567/year (in 2013 dollars). This negative fiscal impact calculates to approximately \$909/unit. However it should be recognized that common practice with assessment districts that are used to offset fiscal impacts typically equate multi-family properties to one-half of a single family unit.

2. General Fund revenues will come from several sources, although property tax will make up the majority of the City’s new revenue.

Property Tax is expected to generate \$248,663 each year (in 2013 dollars) at project buildout. Property Tax in lieu of vehicle license fees is expected to generate \$88,187 each year. Franchise Fees are expected to generate approximately \$68,715 and Charges for Services are expected to generate approximately \$82,247 each year. Together these four revenue sources account for

over 85% of the total General Fund Revenues from the Faria Preserve Development. Sales tax revenue (based on estimated taxable retail sales attributable to new project households) was estimated conservatively, but is expected to contribute at least \$26,250 annually to the City's General Fund. Another \$53,408 in revenue will be generated annually from other sources such as fines & forfeitures, licenses and permits, property transfer tax, and property tax in lieu of sales tax). Special Assessments from the Countywide Stormwater Program and Citywide Landscape & Lighting Assessments are expected to generate approximately \$18,736 and \$45,798 annually.

3. Police Services are expected to be the highest service costs item impacting the General Fund that is associated with the Faria Preserve Development, followed by Parks Maintenance and Public Services.

Police services costs will make up approximately 30% of General Fund costs at \$345,747 each year at buildout, while Parks Maintenance is estimated at \$254,342 per year. Public Services costs (which includes items such as street sweeping, drainage control, and facilities maintenance) are estimated at \$164,226 (Public Services does not include park maintenance, and has been discounted 50% per capita due to the fact most of the streets are planned to be private).

4. It is anticipated the on-site improvements will also have a direct impact of \$313,718 annually, however a Special Assessment or Special Tax can be established for this development to mitigate the cost of services to these improvements. The onsite costs which include street landscape, open space maintenance, fire breaks, street lights, flood control, storm drain maintenance, and traffic signals are planned to be City responsibility. Maintenance of the Educational Facility is expected to be borne by the City, however there is not a plan for the Facility at this time, so a cost estimate has not been included. A majority of the streets are planned to be Private, and therefore maintained by a Homeowner's Association and those costs have not been included. In addition, any Geologic Hazard Abatement Costs have not been included due to the fact the development is too preliminary to produce a full geologic report to support the maintenance activities.

Table 2 - Summary
 City of San Ramon - Faria Preserve Development Fiscal Analysis
 Estimated Annual Fiscal Impact to City at Project Build-out (2013 Dollars)

Item	Buildout
Revenues	
Property Tax Revenue	\$248,663
Property Tax in Lieu of VLF	\$88,187
Sales and Use Tax	\$26,250
Property Transfer Tax	\$16,535
Property Tax in Lieu of Sales Tax	\$8,750
Transient Occupancy Tax (TOT)	\$0
Franchise Fees	\$68,715
License and Permits	\$21,907
Charges for Services	\$82,247
Fines & Forfeitures	\$6,216
Stormwater Assessments	\$18,736
Citywide Landscape Assessments	\$45,798
Total Revenues	\$632,004
Department Expenditures	
General Government	(\$10,426)
Administrative Services	(\$14,811)
Planning/Community Development	(\$6,925)
Police Services	(\$345,747)
Engineering Services	(\$43,701)
Public Services	(\$164,226)
Parks & Community Services (no Park Maintenance)	(\$153,407)
Parks Maintenance	(\$254,342)
Non-Departmental	(\$268)
On-Site Improvements	\$0
Total Expenditures	(\$993,853)
Annual Surplus/(Deficit)	(\$361,849)
General Fund Annual Surplus/(Deficit) per Unit	(\$489)
On Site Expenditures	
On Site Improvements (Street Lights, Landscape, Open Space)	(\$313,718)
On Site Annual Surplus/(Deficit) per Unit	(\$420)
TOTAL ANNUAL SURPLUS/DEFICIT	(\$675,567)
TOTAL ANNUAL SURPLUS/(DEFICIT) PER UNIT	(\$909)

Source: City of San Ramon FY 2013-14 Adopted Budget; FAI

This portion of the report describes the methodology and key assumptions used in estimating the fiscal impacts of the Faria Preserve Development Project. The analysis is based on several sources including the City of San Ramon’s FY2013-14 Adopted Budget, Contra Costa County, and State of California data sources, and data from comparable jurisdictions.

The analysis describes the annual operating cost and revenue impacts on the City’s General Fund. All revenue and expenditure forecasts are in 2013 dollars. For the purpose of evaluating the potential fiscal impact of the Faria Preserve Development, this analysis considers impacts at buildout. Fiscal Impacts before buildout will display similar results but on a smaller scale.

GENERAL FUND REVENUES

This section describes the methodology and assumptions used for each General Fund revenue item. Table 3 provides a summary of the City’s current General Fund revenues and expenditures as estimated in the FY 2013-14 Adopted Budget, as well as estimating factors (case study or persons served). A general description of the method used for this analysis is provided for each revenue item. Some items are not forecasted because they are not expected to be affected by the Faria Preserve Development (e.g., transient occupancy tax). The City demographic assumptions are shown in Table 4.

Table 3
City of San Ramon - Faria Preserve Development Fiscal Analysis
Revenue Estimating Procedures Based on City of San Ramon FY 2013-14 Budget

Item	Estimating Factor	Table Reference	FY 2013-14 Adopted City Budget	Service Population ¹	Allocation	Allocation Basis/Comment
General Fund Revenues						
Property Tax Revenue	Case Study	Table 5	\$10,926,886	N/A	6.73%	of the 1% Prop Tax
Property Tax in Lieu of VLF	Case Study	Table 5	\$3,794,290	N/A		
Sales and Use Tax	Case Study	Table 6	\$8,674,285	N/A	1.00%	of the taxable sales
Property Tax in Lieu of Sales Tax ²	Case Study	Table 6	\$0	N/A		
Property Transfer Tax	Case Study	Table 7	\$498,000	N/A	\$1.10	per \$1,000 transferred value
Transient Occupancy Tax (TOT)	³	-	\$1,991,320	N/A		Not estimated
Franchise Fees	Persons Served	-	\$4,134,289	98,094	\$42.15 /per Capita	
License and Permits	Persons Served	-	\$1,318,050	98,094	\$13.44 /per Capita	
Intergovernmental	³	-	\$156,915	N/A		
Charges for Services	Persons Served	-	\$4,948,468	98,094	\$50.45 /per Capita	
Fines & Forfeitures	Persons Served	-	\$374,000	98,094	\$3.81 /per Capita	
Investment Income	³	-	\$124,215	N/A		
Development Fees	³	-	\$28,500	N/A		
Land Sale	³	-	\$437,100	N/A		
Miscellaneous Revenue ⁴	³	-	<u>\$1,502,913</u>	N/A		
Total General Fund Revenues			\$38,909,231			
Countywide Stormwater Assessment ⁵		Table A-2	\$18,736	N/A		per Equivalent Runoff Unit
Citywide Landscape & Lighting Assessment ⁶		Table A-2	\$45,798	N/A		per Equivalent Dwelling Unit

Source: City of San Ramon FY 2013-14 Adopted Budget, FAI

¹ Based on population shown in Table 4 Assumptions

² Property Tax in Lieu of Sales Tax amount for FY 2013-14 was not individually itemized, but is captured above

³ This revenue source is not expected to be affected by the Faria Project and therefore is not evaluated in this analysis

⁴ Includes fees generated from rental facilities, telecommunications, contributions, reimbursed costs, and internal service charges

⁵ Stormwater Assessment is collected as \$35 per Equivalent Run off Unit annually

⁶ Landscape & Lighting Assessment is collected as \$90.02 per Equivalent Dwelling Unit annually

Table 4
 City of San Ramon - Faria Preserve Development Fiscal Analysis
 General Assumptions

Item	Assumption	Source
General Assumptions		
Base Fiscal Year ¹	FY 2013-14	
Property Turnover Rate (% per Year) ²		
Residential Owner Occupied	10.00%	Assumes 10% of all residences are sold in any given year
General Demographic Characteristics		
City of San Ramon		
Population ³	76,154	Dept. of Finance
Employees ⁴	<u>43,880</u>	ABAG Jobs Housing, 2012
City of San Ramon Persons Served ⁵	98,094	Residents plus 50% of employees

¹ Reflects the City of San Ramon Annual Budget adopted by the City Council. Revenues and expenditures are in 2013 dollars. This analysis does not reflect changes in values resulting from inflation or appreciation.

² Generally accepted property turn over rates based on FAI research.

³ Based upon population estimates from the California Department of Finance (DOF) data for January 1, 2013.

⁴ Based on ABAG projections for 2010, from the Jobs-Housing Connection Scenario, 2012.

⁵ Defined as the total City population plus half of total employees within the City. This is a standard assumption used in fiscal impact analyses, and is generally accepted by the industry.

Property Tax

For estimating property tax revenue, it is assumed that new residential units will achieve price points ranging from \$225,000 to \$1 million/residential unit. Annual property tax is 1% of assessed value, of which the City receives 6.74636% of the 1% property tax revenue. The annual property tax forecast at buildout is \$248,663 in 2013 dollars as shown in Table 5 below. The assumptions for the assessed valuation are shown in Table A-1 attached to this report.

Property Tax in Lieu of Vehicle License Fees

The City will receive additional property tax in lieu of vehicle license fee revenue in proportion to growth in the City’s assessed valuation that results from the Faria Preserve Development. Based on the City’s current assessed valuation of \$15.9 billion (FY2013-14), the estimated assessed valuation from Faria Preserve development at buildout of about \$368 million (2013 dollars) represents a 2.32% growth in citywide assessed valuation. When applied to the FY 2013-14 estimated property tax in lieu of vehicle license fee revenue allocated to the City, the Faria Preserve Development generates approximately \$88,187 annually (2013 dollars) in additional General Fund revenues at buildout (see Table 5). Due to State of California budget constraints, revenue directly from motor vehicle license fees (MVLFF) is no longer received.

Table 5
City of San Ramon - Faria Preserve Development Fiscal Analysis
Estimated Annual Property Tax Revenue and Property Tax in Lieu of VLF for Faria (2013 Dollars)

Item	Assumptions/ Source	Formula	Annual Fiscal Impact at Build-out
One Percent Property Tax			
Build-out Assessed Value (2013 Dollars) ¹		a	\$368,588,100
Property Tax Revenue (1% of Assessed Value)	100%	b = a * 1.00%	\$3,685,881
Estimated Property Tax Allocation²			
City of San Ramon General Fund	6.74636%	c = b * 6.74636%	\$248,663
Property Tax In-lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)			
Total Citywide Assessed Value ³		e	\$15,858,766,695
Total Assessed Value of Faria Project		f	\$368,588,100
Total Assessed Value		g = e + f	\$16,227,354,795
Percent Change in Assessed Value		h = f / e	2.32%
Property Tax In-Lieu of VLF ⁴	i = \$3,794,290	j = h * i	\$88,187

¹ For assumptions and calculation of the net incremental assessed value, refer to Table A-1 Assessed Value

² The Faria property is will receive 6.74636% of the total property tax per Tax Rate Area 17141

³ Per the FY 2013-14 Secured Property Tax Roll

⁴ Property Tax In-lieu of VLF amount of \$3,794,290 provided by the City, Sept 2013.

Sales Tax

Although no retail establishments are included in the Faria Preserve Development, new households will purchase retail goods and services in the City of San Ramon. Income levels were estimated based on the annual income necessary to make minimum payments on a mortgage for the various home prices in the Faria Preserve Development. It is expected that each new household will spend, on average, 23% of its annual income on taxable goods. Of this amount, the analysis assumes that new households will make approximately 25% of their retail expenditures in the City of San Ramon. The City receives a 1% sales tax on taxable retail expenditures in the City of San Ramon, however 0.25% is lost due to the Property Tax In-Lieu of Sales Tax. Table 6 below shows the sales tax calculations.

Table 6
City of San Ramon - Faria Preserve Development Fiscal Analysis
Estimated Annual Taxable Sales and Use Tax Revenue (2013 Dollars)

	Taxable Expenses per Unit	Annual Taxable Sales at Build-Out
Residential Development ¹		
Residential Single-Family		256
Residential Multi-Family (Condo's/Stacked Flat - Neighborhood IV Owner Occupied)		182
Multi-Family Apartments (Neighborhood V - Renter Occupied)		<u>302</u>
Total Residential Development		740
Residential Expenditures ²		
Residential Single-Family	\$22,212	\$5,686,398
Residential Multi-Family (Condo's/Stacked Flat - Neighborhood IV Owner Occupied)	\$22,212	\$4,042,674
Multi-Family Apartments (Neighborhood V - Renter Occupied)	\$14,142	<u>\$4,270,948</u>
Total Bradley Burns Sales Tax revenue		\$14,000,020
Taxable Sales from New Households		
Estimated Retail Capture Rate within the City of San Ramon ³		25.00%
Total Taxable Sales from New Households		\$3,500,005

	Formula	Source / Assumption	Annual Revenue at Build-out
Estimated Annual Taxable Sales			
Annual Taxable Sales from HH/Employee Expenditures	a	above	\$3,500,005
Annual Sales Tax Revenue			
Bradley Burns Sales Tax Rate		1.00%	
Less Property Tax In-Lieu of Sales Tax Rate ⁴		<u>0.25%</u>	
Total Bradley Burns Sales Tax Revenue		0.75%	
Total Annual Sales Tax Revenue	b = a * 0.75%		\$26,250
Annual Property Tax in Lieu of Sales Tax Revenue ⁴	c = a * 0.25%		\$8,750

Source: U.S Department of Labor, Bureau of Labor Statistics, City of San Ramon, State Board of Equalization, FAI

¹ Refer to Table A-1 for the project's land use summary.

² Refer to Table A-1 for assumptions related to the average household retail expenditures by residential unit.

³ Assumes 25% of the taxable retail spending by San Ramon residents is captured by the retailers within the City. This estimate is based upon taxable retail sales reported by the California Board of Equalization, average per capita spending on retail based on consumer spending patterns as reported by the Bureau of Labor Statistics, as well as consideration of existing retail in the City. FAI has applied a conservatively low capture rate to account for sales tax sharing agreement with Bishop Ranch.

⁴ Based on Senate Bill 1096 as amended by Assembly Bill 2115 which states 1/4 of 1 percent of sales tax revenue will be exchanged for an equal dollar amount of property tax revenue.

Property Transfer Tax

The City will receive property transfer tax for any units sold. The City receives \$0.55 (there is a total of \$1.10 that is split evenly between the City of San Ramon and Contra Costa County) for every \$1,000 of value. It is assumed that in any given year, after the initial sale of the residential units, an average of 10% of the residential units will be resold. The initial property transfer tax amount and the recurring annual property transfer tax forecast at Faria Preserve buildout is shown in Table 7 below.

Table 7
City of San Ramon - Faria Preserve Development Fiscal Analysis
Real Property Tax Transfer (2013 Dollars)

Description	Assumptions/ Source	Assessed Value ¹	Annual Transfer Tax Revenue ²
Rate per \$1,000 of AV	\$0.55		
Turnover Rate			
Residential Owner Occupied	10.00%		
Residential Non-Owner Occupied	0.00%		
<hr/>			
Annual Transfer Tax Revenue			
Residential ³			
Owner Occupied		\$300,638,100	\$16,535
Non-Owner Occupied		\$67,950,000	\$0
Total Residential Land Uses		\$368,588,100	\$16,535
Total Annual Transfer Tax Revenue			\$16,535

Source: FAI

¹ Assessed Values (AV) derived in Table 5. Note that the assessed values are expressed in 2013 dollars and include no real AV growth.

² Formula for Transfer Tax = Assessed Value / \$1,000 * Rate per \$1,000 of Assessed Value (\$0.55) * Turnover Rate.

³ Assumes all units are Owner occupied except for Neighborhood V (Apartments)

Franchise Fees

The City collects franchise fees for cable television service, and residential garbage accounts. This General Fund revenue source has been estimated based upon an extrapolation of the current per capita revenue amounts generated by the City's residents and employment base (\$42.15/capita). Combined, these will represent approximately \$68,715 at buildout (see Tables 2 and 3).

License & Permits

The City collects license & permits for business licenses; and building, plumbing, electrical, energy and mechanical permits. This General Fund revenue source has been estimated based upon an extrapolation of the current per capita revenue amounts generated by the City's residents and employment base (\$13.44/capita). Combined, these will represent approximately \$21,907 at buildout (see Tables 2 and 3).

Charges for Services

The City collects charges for services for items such as recreation classes and camps, encroachment permits, plan check fee, passports and police fingerprint services. This General Fund revenue source has been estimated based upon an extrapolation of the current per capita revenue amounts generated by the City's residents and employment base (\$50.45/capita). Combined, these will represent approximately \$82,247 at buildout (see Tables 2 and 3).

Fines and Forfeitures

The City collects charges for fines and forfeitures for traffic tickets, etc. This General Fund revenue source has been estimated based upon an extrapolation of the current per capita revenue amounts generated by the City's residents and employment base (\$3.81/capita). Combined, these will represent approximately \$6,216 at buildout (see Tables 2 and 3).

Countywide Stormwater Assessment (NPDES Program)

It is estimated the future homeowners in the Faria Development Project will be responsible for approximately \$21,000 annually in special assessments for the Countywide NPDES (National Pollutant Discharge Elimination Services Program) assessment. These assessments help off-set the costs of:

- public education regarding storm water;
- storm drainage maintenance and repairs; and
- creek maintenance.

The City of San Ramon receives approximately 90% of these assessments (approximately \$18,736 annually) to cover costs associated with the above (see Table A-2).

Citywide Landscape & Lighting Assessment

It is estimated future homeowners in the Faria Development Project will be responsible for approximately \$45,798 annually in special assessments for the Citywide Landscape & Lighting assessment. These assessments help off-set the costs of:

- maintenance of landscaping on major thoroughfares throughout the City; and
- maintenance of street lighting throughout the City for the safe ingress and egress of travel.

(see Table A-2).

EXPENDITURES

This section describes the methodology and assumptions used for the General Fund expenditure items. Table 3 provides a summary of the City's current General Fund expenditures as estimated in the FY 2013-14 Adopted Budget as well as impact-estimating factors. A general description of the method used for this analysis is provided for each item. Table 8 below shows the calculations for each item.

Table 8
City of San Ramon - Faria Preserve Development Fiscal Analysis
Expenditure Estimating Procedures Based on City of San Ramon FY 2013-14 Budget

Expenditures	Estimating Procedure	FY 2013-14 Budgeted Expenditures ¹			FY 2013-14 Offsetting Revenues ²	FY 2013-14 Net City Expenditures	Population Served ³	FY 2013-14 Avg. Cost/Capita	Adjustment Factor ⁴	Net FY 2013-14 Avg. Cost
		Budgeted Departmental Expense	Dougherty Valley	Subtotal Expenditures	Subtotal Revenues					
General Government	Per Capita	(\$1,986,289)		(\$1,986,289)	\$38,400	(\$1,947,889)	76,154	(\$25.58)	25.00%	(\$6.39) per Capita
Administrative Services	Per Capita	(\$3,009,280)		(\$3,009,280)	\$242,050	(\$2,767,230)	76,154	(\$36.34)	25.00%	(\$9.08) per Capita
Planning/Community Development	Per Capita	(\$4,143,936)		(\$4,143,936)	\$2,850,106	(\$1,293,830)	76,154	(\$16.99)	25.00%	(\$4.25) per Capita
Police Services	Per Capita	(\$10,667,749)	(\$6,096,785)	(\$16,764,534)	\$615,094	(\$16,149,440)	76,154	(\$212.06)	100.00%	(\$212.06) per Capita
Engineering Services ⁵	Per Capita	(\$2,932,723)		(\$2,932,723)	\$211,122	(\$2,721,601)	76,154	(\$35.74)	75.00%	(\$26.80) per Capita
Public Services (Parks maint is shown in table below) ⁶	Per Capita	(\$10,132,458)	(\$5,412,687)	(\$15,545,145)	\$203,587	(\$15,341,558)	76,154	(\$201.45)	50.00%	(\$100.73) per Capita
Parks & Community Services (recreation only) ⁷	Per Capita	(\$7,961,612)		(\$7,961,612)	\$0	(\$7,961,612)	76,154	(\$104.55)	90.00%	(\$94.09) per Capita
Parks Maintenance ⁸	Per Capita									
Non-Departmental	Per Capita	(\$50,000)		(\$50,000)	\$0	(\$50,000)	76,154	(\$0.66)	25.00%	(\$0.16) per Capita
Total Expenditures		(\$40,884,047)	(\$11,509,472)	(\$52,393,519)	\$4,160,359	(\$48,233,160)				

Source: City of San Ramon FY 2013-14 Adopted Budget, FAI

¹ Based on Departmental Expense in FY 2013-14 Adopted Annual Budget.

² Based on Departmental Revenue in FY 2013-14 Adopted Annual Budget.

³ Derived in Table 4 - General Assumptions

⁴ The adjustment factor represents the portion of the costs that will be impacted by development of the project (variable costs). Remaining fixed costs are assumed to remain constant.

⁵ Does not include \$601,822 associated with GHAD and \$17,237 associated with Canyon Park.

⁶ Includes items such as buildings, streets, traffic signals, but does not include Parks Maintenance Expense (of \$3,004,482). In addition it does not include expenditures for Landscape & Lighting Special Zones of \$1,382,714, and Dougherty Valley Park Maint of \$5,412,687.

⁷ Includes recreation services only. Offsetting revenues for recreational programs, etc are shown previously in the Revenue Section of the analysis.

⁸ Please see the calculations in the table shown below that account for the Maintenance of the Park Acreage that the Population in this development is responsible for per the General Plan (not necessarily what is going to be built). It is assumed Sport Fields will not have any rental revenue.

Park Maintenance	
Per General Plan 2030 (Jan 1, 2009) there should be 6.5 acres of parkland per 1,000 in population	
Population of Faria is estimated at	1,630
Parks to be maintained (in acres) of 6.5 per 1,000 population	10.60
Total Annual Maintenance (\$20,000 per Park Acre, does not include Capital Replacement)	(\$211,952)
Total Annual Capital Replacement (20%)	(\$42,390)
Total Annual Cost	(\$254,342)
Cost per Future Resident	(\$156.00)

General Government

According to the City's FY 2013-14 Adopted Budget, the City spends \$25.58 per capita to provide general government services, which specifically consist of the City Council, City Manager, City Attorney, and City Clerk. This analysis assumes that 25% of General Government costs is variable and likely to increase with the addition of new population. Therefore, costs resulting from the Faria Preserve Development are estimated at 25% of current per-capita expenditure, or \$6.39 per person (see Tables 2 and 8). When applied to the Faria Preserve Development, a fiscal impact of \$10,426 is estimated.

Administrative Services

The Administrative Services Department consists of the Finance Division, Information Technology Division, and Employee & General Support Services Division. This department is responsible for financial management of the City's resources, accounting, budget development, financial reporting, recruitment, classification and compensation, labor relations, organizational development, employee benefits, risk management and citywide information technology. It is assumed that 25% of the department's costs will be affected by the Faria Preserve Development and that the remaining 75% is fixed costs that will not be affected. Therefore an estimating factor of 25% of the current per capita expenditure (or \$9.08 per capita) is used to forecast future spending (see Tables 2 and 8). When applied to the Faria Preserve Development, a fiscal impact of \$14,811 is estimated.

Planning/Community Development

This department is responsible for implementing orderly growth in the City as set forth in the General Plan and other applicable codes, policies and regulations concerning the physical development of the City. The department includes the Planning, Building and Safety, and Transportation divisions. It is assumed that 25% of the department's costs will be affected by the Faria Preserve Development and that the remaining 75% are fixed costs that will not be affected. Therefore an estimating factor of 25% (or \$4.25 per capita) has been used. When applied to the Faria Preserve Development, a fiscal impact of \$6,925 is estimated.

Police Services

The Police Services Department will administer public safety services for the Faria Preserve Development. As the Faria Preserve Development is developed, police officers and supporting staff and equipment will need to be added to serve the increase in population. It is assumed that the current per-capita expenditure of \$212.06 would be maintained and applied to the Faria Preserve Development. Forecasted public safety expenditures are expected to be \$345,747 annually and are shown in Tables 2 and 8.

Engineering Services

This department is responsible for the Capital Improvement Program, Assessment Districts development engineering, traffic engineering and safety, inspection and encroachment program, stormwater program, drainage and flood plain management, and the City's Geographic Information System (GIS) program. It is assumed that 75% of the department's costs will be affected by the Faria Preserve Development and that the remaining 25% are fixed costs that will not be affected. Therefore an estimating factor of 75% (or \$26.80 per capita) has been used. This calculation, when applied to the new Faria Preserve Development population, results in an annual fiscal impact of approximately \$43,701 to the City's General Fund at plan buildout (see Tables 2, and 8).

Public Services

This department is responsible for the maintenance of the City's parks, vehicles and equipment, facilities, signals and streetlights, roadways and sidewalks, and drainage systems. Solid waste services also are provided by this department. In this analysis, the cost of City parks has been extrapolated to its own category. It is assumed that 50% of the department's costs will be affected by the Faria Preserve Development and that the remaining 50% are fixed costs that will not be affected, this is due to the fact it is assumed Faria Parkway will be City maintained and the remainder of the streets will be private and not maintained by the City. Maintenance of private streets (including sidewalks, streetlights, drainage systems and catch basins) includes annual maintenance, repair, and replacement. Therefore an estimating factor of 50% of the current per capita expenditure (or \$100.73 per capita) is used to forecast future spending (see Tables 2 and 8). When applied to the Faria Preserve Development, a fiscal impact of \$164,226 is estimated.

Parks & Community Services (Recreation Only)

Core services provided by this department are cultural, sporting, and educational events and programming and management of the two San Ramon libraries. Based on the City's FY 2013-14 Adopted Budget, San Ramon will spend approximately \$104.55 per capita on department services. It is assumed that 90% of the department's costs will be affected by the Faria Preserve Development and that the remaining 10% are fixed costs that will not be affected. Therefore the cost per capita for the Faria Preserve Development is \$94.09. This amount translates into an annual fiscal impact of \$153,407 at buildout (see Tables 2 and 8).

Parks Maintenance

The City of San Ramon is known for the parks that provide a sense of community. Per the General Plan 2030, the City's policy is to have 6.5 acres of parkland per 1,000 people at buildout. Based upon the City's current costs it is approximately \$20,000 an acre to operate and maintain a park (this includes contract maintenance, water and staff time only). The population of the Faria Preserve Development project at buildout is 1,630 (see Table 1); therefore it is estimated the impact from the Faria Preserve Development is approximately 10.60 acres of parks to be maintained (this is different than the 13.2 acres of parkland that are being "built" by the project). Therefore 10.6 acres at \$20,000/acre plus 20% annual capital reserve is an annual fiscal impact of \$254,342 (see Table 8).

On-Site Improvements

In addition to the expenditures shown above that would directly impact the General Fund, there will be on-site improvements that need to be maintained annually. These improvements and associated annual costs are shown in Table 9. Table 9 has been derived from a maintenance exhibit provided by Carlson, Barbee & Gibson in July 2013 (See map). This Maintenance Exhibit called out what improvements are planned to be maintained by the City of San Ramon and what improvements are to be maintained privately. The on-site park and rose garden is not considered in this expense, due to the fact the average cost of parks/acre are accounted for in the above section, Parks Maintenance. This estimate also does not include the cost associated with the future Educational Facility, due to the fact there is no development planned at this point in time. It is estimated the on-site improvements will have an impact of \$313,718. This impact may be captured by a variety of financing mechanisms such as a Special Zone within the Citywide Landscape & Lighting Assessment District, a conservation easement holder, a Geologic Hazard Abatement District, or/and a Community Facilities District. A further detailed analysis will be needed as the improvement plans are approved to clarify the exact costs for the items that the City of San Ramon will be responsible for.

FARIA FISCAL IMPACT ANALYSIS

EXPENDITURES

Table 9
City of San Ramon - Faria Preserve Development Fiscal Analysis
On-Site Expenditure Estimate

OWNERSHIP & MAINTENANCE ENTITY	ITEM	QUANTITY	COST/UNIT	TOTAL COST	PERCENT FUNDED	CITY COST
Parks						
City	Faria Neighborhood Park	12.70 Acre	\$19,000.00/Acre	\$241,300.00	0.00%	\$0.00
City	Rose Garden	0.50 Acre	\$19,000.00/Acre	\$9,500.00	0.00%	\$0.00
City	Educational Center		\$19,000.00/Acre	\$0.00	100.00%	\$0.00
HOA	Neighborhood I Tot Lot 1-A	0.13 Acre	\$19,000.00/Acre	\$2,463.11	0.00%	\$0.00
HOA	Neighborhood I Tot Lot 1-C	0.18 Acre	\$19,000.00/Acre	\$3,471.12	0.00%	\$0.00
HOA	Neighborhood IV Tot Lot IV-S	0.10 Acre	\$19,000.00/Acre	\$1,971.10	0.00%	\$0.00
					Subtotal	\$0.00
Street Landscape						
City	Bollinger Canyon Road Entry to Western Property Boundary - 5' Roadside Landscaping	0.03 Acre	\$19,000.00/Acre	\$654.27	100.00%	\$654.27
City	Bollinger Canyon Road Entry to Western Property Boundary - 5' DG Path	0.03 Acre	\$19,000.00/Acre	\$545.22	100.00%	\$545.22
City	Western Property Boundary to Western Edge of Park - 8' Roadside Landscaping	0.19 Acre	\$19,000.00/Acre	\$3,663.91	100.00%	\$3,663.91
City	Western Property Boundary to Western Edge of Park - 13' Median Landscaping	0.31 Acre	\$19,000.00/Acre	\$5,953.86	100.00%	\$5,953.86
City	Western Property Boundary to Western Edge of Park - 25' Berm Landscaping	0.60 Acre	\$19,000.00/Acre	\$11,449.72	100.00%	\$11,449.72
City	Rose Garden Frontage - 8' Roadside Landscaping	0.07 Acre	\$19,000.00/Acre	\$1,256.20	100.00%	\$1,256.20
City	Rose Garden Frontage - 13' Median Landscaping	0.11 Acre	\$19,000.00/Acre	\$2,098.03	100.00%	\$2,098.03
City	Roundabout Approach - 8' Roadside Landscaping	0.22 Acre	\$19,000.00/Acre	\$4,187.33	100.00%	\$4,187.33
City	Roundabout Approach - 8' Median Landscaping	0.11 Acre	\$19,000.00/Acre	\$2,093.66	100.00%	\$2,093.66
City	Park Frontage - 5' Roadside Landscaping	0.18 Acre	\$19,000.00/Acre	\$3,358.59	100.00%	\$3,358.59
City	Park Frontage - 8' Median Landscaping	0.16 Acre	\$19,000.00/Acre	\$3,105.60	100.00%	\$3,105.60
City	Via Saccone to Pool Facility - 5' Roadside Landscaping	0.03 Acre	\$19,000.00/Acre	\$479.80	100.00%	\$479.80
City	Via Saccone to Pool Facility - 8' Median Landscaping	0.05 Acre	\$19,000.00/Acre	\$872.36	100.00%	\$872.36
City	Pool Facility to Deerwood Road Entry - 5' Roadside Landscaping	0.14 Acre	\$19,000.00/Acre	\$2,682.51	100.00%	\$2,682.51
City	Pool Facility to Deerwood Road Entry - 8' Roadside Landscaping	0.23 Acre	\$19,000.00/Acre	\$4,292.01	100.00%	\$4,292.01
City	Pool Facility to Deerwood Road Entry - 8' Median Landscaping	0.21 Acre	\$19,000.00/Acre	\$4,047.75	100.00%	\$4,047.75
City	Deerwood Road Entry - 5' Roadside Landscaping	0.02 Acre	\$19,000.00/Acre	\$392.56	100.00%	\$392.56
City	Deerwood Road Entry - 8' Roadside Landscaping	0.03 Acre	\$19,000.00/Acre	\$558.31	100.00%	\$558.31
HOA	Soundwalls		\$0.00	\$0.00	0.00%	\$0.00
HOA	Appian Way Entry Median (\$0.00	\$0.00	0.00%	\$0.00
HOA	Via Saccone Entry Median (\$0.00	\$0.00	0.00%	\$0.00
HOA	Entry Fountain		\$0.00	\$0.00	0.00%	\$0.00
HOA	HOA Streets		\$0.00	\$0.00	0.00%	\$0.00
					Subtotal	\$51,691.69
Open Space/Water Quality						
City	Detention Basin (East of Park)	1	\$30,000.00/Pond	\$30,000.00	100.00%	\$30,000.00
City	Bio Pond on Parcel E	1	\$30,000.00/Pond	\$30,000.00	100.00%	\$30,000.00
City	Bio Pond in Neigh II (Parcel II-C)	1	\$30,000.00/Pond	\$30,000.00	100.00%	\$30,000.00
City	Bio Pond in Neigh III (Parcel III-A)	1	\$30,000.00/Pond	\$30,000.00	100.00%	\$30,000.00
City	Bio Pond N. of Deerwood	1	\$30,000.00/Pond	\$30,000.00	100.00%	\$30,000.00
City	Open Space Parcel A	150.00 Acre	\$80.00/Acre	\$12,000.00	100.00%	\$12,000.00
City	Open Space Parcel B	3.00 Acre	\$80.00/Acre	\$240.00	100.00%	\$240.00
City	Open Space Parcel C	14.60 Acre	\$80.00/Acre	\$1,168.00	100.00%	\$1,168.00
City	Open Space Parcel D	9.20 Acre	\$80.00/Acre	\$736.00	100.00%	\$736.00
City	Open Space Parcel E	4.50 Acre	\$80.00/Acre	\$360.00	100.00%	\$360.00
City	Open Space Parcel F	9.90 Acre	\$80.00/Acre	\$792.00	100.00%	\$792.00
City	Trail - East Side of Parcel F (10' wide)	0.11 Acre	\$80.00/Acre	\$9.18	100.00%	\$9.18
City	Open Space Parcel L	0.50 Acre	\$80.00/Acre	\$40.00	100.00%	\$40.00
City-Endow	Off Site Open Space	144.00 Acre	\$80.00/Acre	\$11,520.00	0.00%	\$0.00
City	Open Space Parcel IV-R	0.61 Acre	\$80.00/Acre	\$49.19	100.00%	\$49.19
City	Open Space Parcel IV-T	0.29 Acre	\$80.00/Acre	\$22.81	100.00%	\$22.81
City	Trail Maintenance		\$80.00/Mile	\$0.00	100.00%	\$0.00
City	Trail - Neighborhood I (Parcel I-B)	0.08 Acre	\$80.00/Acre	\$6.21	100.00%	\$6.21
City	Trail - Rock Access behind Neighborhood I Lots 58-68 (10' wide)	0.23 Acre	\$80.00/Acre	\$18.37	100.00%	\$18.37
City	Trail - Neighborhood I (Parcel I-D) (Grasscrete for SRVFPD)	0.07 Acre	\$80.00/Acre	\$5.71	100.00%	\$5.71
City	Trail - Neighborhood I (Parcel I-E)	0.02 Acre	\$80.00/Acre	\$1.40	100.00%	\$1.40
City	Trail - Rock Access behind Neighborhood I - Lots 1-10 (10' wide)	0.21 Acre	\$80.00/Acre	\$16.53	100.00%	\$16.53
City	Trail - Rock Access behind Neighborhood IV - Lots 257-266 (10' wide) V-ditches?	0.21 Acre	\$80.00/Acre	\$16.53	100.00%	\$16.53
HOA	Neighborhood 1 Tot Lot 3-A (over drainage culvert)	0.10 Acre	\$19,000.00/Acre	\$1,807.53	0.00%	\$0.00
HOA	Neighborhood 2 Tot Lot 2-A	0.04 Acre	\$19,000.00/Acre	\$802.57	0.00%	\$0.00
HOA	Neighborhood 2 Tot Lot 2-B	0.06 Acre	\$19,000.00/Acre	\$1,067.77	0.00%	\$0.00
					Subtotal	\$165,481.93
Street Lights/Traffic Signals						
City	Faria Preserve Parkway Street Light - 25' H with Twin Head Fixtures	54	\$120.00/Light	\$6,480.00	100.00%	\$6,480.00
City	Faria Preserve Parkway Entry and Sign Wall LED Uplight	2	\$120.00/Light	\$240.00	100.00%	\$240.00
City	Faria Preserve Parkway LED Downlight for Specimen	1	\$120.00/Light	\$120.00	100.00%	\$120.00
HOA	Neighborhood I 12' LED	66	\$120.00/Light	\$7,920.00	0.00%	\$0.00
HOA	Neighborhood II 12' LED	28	\$120.00/Light	\$3,360.00	0.00%	\$0.00
HOA	Neighborhood III 12' LED	2	\$120.00/Light	\$240.00	0.00%	\$0.00
HOA	Neighborhood IV 12' LED	41	\$120.00/Light	\$4,920.00	0.00%	\$0.00
HOA	Neighborhood V 12' LED	0	\$120.00/Light	\$0.00	0.00%	\$0.00
City	Future Traffic Signal at Bollinger & Faria Preserve	1	\$5,000.00/Signal	\$5,000.00	100.00%	\$5,000.00
City	Future Traffic Signal at Faria Preserve & Deerwood	1	\$5,000.00/Signal	\$5,000.00	100.00%	\$5,000.00
City	Future Traffic Signal at Deerwood & Omega	1	\$5,000.00/Signal	\$5,000.00	100.00%	\$5,000.00
					Subtotal	\$21,840.00
TOTAL ALL MAINTENANCE						\$239,013.62
Reserve Funds						
Operating Reserve Fund (50%)						\$0.00
Capital Reserve Fund (30%)						\$71,704.09
TOTAL ALL RESERVES						\$71,704.09
Total Estimated Costs (with Reserves Collected)						\$310,717.70

LEGEND

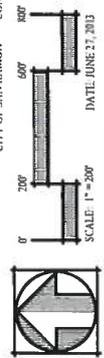
- PROJECT BOUNDARY
 - NEIGHBORHOOD BOUNDARY
 - PAVED ACCESS ROAD/THRU
 - ROCK ACCESS ROAD/THRU
 - GRADED CARRY THRU
 - 3" CLEARED CARRY THRU
 - EXISTING TRAIL
 - BORESTRATION AREA*
-
- PRIVATE - HOMEOWNER (LOTS)
 - PRIVATE - HOA (CENTERS, ETC. LOTS)
 - COMMUNITY POOL, BORESTRATION AREA*
-
- PUBLIC - (IF AN EXISTING FACILITY, PARK, ROSE GARDEN, COLLEGIATE FACILITY)
 - CHAD (OPEN SPACE, BORESTRATION BASIN, BORESTRATION AREA*)
 - TRUNK (WATER TRENCH)

NOTES:
 1. BORESTRATION AREAS WITH PUBLIC AREAS TO BE MAINTAINED BY THE HOA. BORESTRATION AREAS WITH PRIVATE AREAS TO BE MAINTAINED BY THE HOA.
 2. ALL WALKS WITH GRASS PROPERTY TO BE OWNED AND MAINTAINED BY THE HOA. ALL WALKS WITH PRIVATE PROPERTY TO BE PRIVATE AND MAINTAINED.



MAINTENANCE EXHIBIT
THE FARIA PRESERVE
SUBDIVISION 9342

CITY OF SAN RAMON
 CONTRA COSTA COUNTY CALIFORNIA
 Currier, Barbara & Gibson, Inc.
 Civil/Structural/Environmental/Landscape
 1414 N. WILSON AVENUE, SUITE 100
 SAN RAMON, CA 94583, PH: 925.376.1000
 FAX: 925.376.1001



Geologic Hazard Maintenance (GHAD)

Geologic Hazard Maintenance Costs have not been included in this analysis. Those services relate specifically to a Geologic Hazard, such as:

- Biological habitat management;
- Slope management;
- Re-created riparian corridor management;
- Trail maintenance;
- Non-native landscaping removal;
- Conservation easement monitoring;
- Fire management;
- Fuel modifications; and
- Grazing management (if permitted).

It is believed the Faria Preserve Development will be affected by these types of activities, but will need a full geologic report to quantify the activities and the associated costs. The City has existing Geologic Hazard Abatement District (GHAD) in place to fund the impacts associated with the above related improvements and may choose to annex the Faria Preserve Development to it's GHAD for the purpose of assessing property owners in the Faria Preserve Development to cover selected municipal services such as open space management. Property owners would pay an annual assessment, which may increase over time, as defined by the California Public Resources Code enacting the GHAD.

Capital Improvement Program

The direct Capital Improvement Program Costs that is shown in the City's Fiscal Year 2013-14 Budget has not been included in this analysis, due to the fact it is not a direct General Fund Impact from the Development. However, an annual 30% Capital Replacement Reserve has been set aside for any City Maintained On-site Improvements and an annual 20% Capital Replacement Reserve has been set aside for the 10.6 acres of Parks that is impacted by the population of the Faria Preserve Development Project.

FARIA FISCAL IMPACT ANALYSIS

APPENDICES

Table A-1

City of San Ramon - Faria Preserve Development Fiscal Analysis
Land Use Assumptions, Assessed Valuation and Household Income

\$600 per-\$100,000 at 6% for 30 years & 20% down

Neighborhood	Proposed Land Use	Bldg Sq. Ft.	Units	Acres	Assessed Value per Unit ¹	Total Assessed Value	Total Annual Mortgage, Ins. & Tax Payments 2	Estimated Household Income per Home 3	Total Estimated Household Income	Owned
Neighborhood I	Single Family Plan 1	2,797	29		\$839,100	\$24,333,900	\$65,078	\$162,695	\$4,718,148.54	Owned
Neighborhood I	Single Family Plan 2	2,892	31		\$867,600	\$26,895,600	\$67,288	\$168,221	\$5,214,842	Owned
Neighborhood I	Single Family Plan 3	3,133	30		\$939,900	\$28,197,000	\$72,896	\$182,239	\$5,467,173	Owned
Neighborhood I	Single Family Plan 4	3,354	31		\$1,006,200	\$31,197,200	\$78,938	\$195,094	\$6,047,938	Owned
Total			121	22.3	\$3,652,800	\$110,618,700	\$283,299	\$708,249	\$21,448,081	
Neighborhood II	Courtyard Single Family Plan 1	2,310	25		\$693,000	\$17,325,000	\$53,747	\$134,367	\$3,359,179	Owned
Neighborhood II	Courtyard Single Family Plan 2	2,238	23		\$677,400	\$15,380,200	\$52,537	\$131,342	\$3,020,876	Owned
Neighborhood II	Courtyard Single Family Plan 3	2,384	24		\$715,200	\$17,164,800	\$55,469	\$138,672	\$3,328,112	Owned
Total			72	10.1	\$2,085,600	\$50,070,000	\$161,752	\$404,381	\$9,708,172	
Neighborhood III	Cluster Single Family Plan 1	1,862	10		\$538,600	\$5,386,000	\$43,323	\$108,308	\$1,083,081	Owned
Neighborhood III	Cluster Single Family Plan 2	2,054	21		\$616,200	\$12,940,200	\$47,791	\$119,476	\$2,509,001	Owned
Neighborhood III	Cluster Single Family Plan 3	2,360	22		\$708,000	\$15,576,000	\$54,910	\$137,276	\$3,020,062	Owned
Neighborhood III	Cluster Single Family Plan 4	2,588	10		\$776,400	\$7,764,000	\$60,215	\$150,538	\$1,505,372	Owned
Total			63	6.2	\$2,659,200	\$41,866,200	\$206,239	\$515,598	\$8,117,521	
Neighborhood IV	Condominium - Townhomes Unit A	1,573	20		\$471,900	\$9,438,000	\$36,599	\$91,498	\$1,829,953	Owned
Neighborhood IV	Condominium - Townhomes Unit B	1,880	24		\$564,000	\$13,536,000	\$41,742	\$109,355	\$2,624,522	Owned
Neighborhood IV	Condominium - Townhomes Unit C	1,742	40		\$522,600	\$20,904,000	\$40,531	\$101,328	\$4,053,118	Owned
Neighborhood IV	Condominium - Townhomes Unit D	2,347	20		\$704,100	\$14,082,000	\$54,608	\$136,519	\$2,730,387	Owned
Total			104		\$2,262,600	\$57,960,000	\$175,480	\$438,700	\$11,237,980	
Neighborhood IV	Stacked Flat Unit A	1,573	26		\$471,900	\$12,269,400	\$36,599	\$91,498	\$2,378,939	Owned
Neighborhood IV	Stacked Flat Unit B	1,880	26		\$564,000	\$14,664,000	\$43,742	\$109,355	\$2,843,232	Owned
Neighborhood IV	Stacked Flat Unit C	1,691	26		\$507,300	\$13,189,800	\$39,345	\$98,361	\$2,557,397	Owned
Total			78	12.6	\$1,543,200	\$40,123,200	\$119,686	\$299,214	\$7,779,567	
Neighborhood V	Senior Apartments	750	86		\$225,000	\$19,350,000	\$17,450	\$43,626	\$3,751,810	For Rent
Neighborhood V	Apartments	750	216		\$225,000	\$48,600,000	\$17,450	\$43,626	\$9,423,151	For Rent
Total			302	13.5	\$450,000	\$67,950,000	\$34,901	\$87,251	\$13,174,961	
Education Facility			0		\$0	\$0	\$0	\$0	\$0	
House of Worship			0		\$0	\$0	\$0	\$0	\$0	
Total			740	68.8	\$12,653,400	\$368,588,100	\$981,357	\$2,453,393	\$71,466,284	
Source: California Department of Finance, FAI										
Taxable Income per Unit \$96,576.06										
Taxable Expense as % of Income = 23% \$22,212										

¹ Assessed Values based upon purchase price of \$300 cost/square foot

FARIA FISCAL IMPACT ANALYSIS

APPENDICES

Table A-2
City of San Ramon - Faria Preserve Development Fiscal Analysis
Stormwater and Landscape & Lighting Assessments

Neighborhood	Proposed Land Use	Bldg Sq. Ft.	Units	Stormwater Equivalent Run-Off Unit ¹	LLAD Equivalent Dwelling Unit ²
Neighborhood I	Single Family Plan 1	2,797	29	29	29
Neighborhood I	Single Family Plan 2	2,892	31	31	31
Neighborhood I	Single Family Plan 3	3,133	30	30	30
Neighborhood I	Single Family Plan 4	3,354	31	31	31
Total			121		
Neighborhood II	Courtyard Single Family Plan 1	2,310	25	25	18.75
Neighborhood II	Courtyard Single Family Plan 2	2,238	23	23	17.25
Neighborhood II	Courtyard Single Family Plan 3	2,384	24	24	18
Total			72		
Neighborhood III	Cluster Single Family Plan 1	1,862	10	10	7.5
Neighborhood III	Cluster Single Family Plan 2	2,054	21	21	15.75
Neighborhood III	Cluster Single Family Plan 3	2,360	22	22	16.5
Neighborhood III	Cluster Single Family Plan 4	2,388	10	10	7.5
Total			63		
Neighborhood IV	Condominium - Townhomes Unit A	1,573	20	14	15
Neighborhood IV	Condominium - Townhomes Unit B	1,880	24	16.8	18
Neighborhood IV	Condominium - Townhomes Unit C	1,742	40	28	30
Neighborhood IV	Condominium - Townhomes Unit D	2,347	20	14	15
Total			104		
Neighborhood IV	Stacked Flat Unit A	1,573	26	18.2	19.5
Neighborhood IV	Stacked Flat Unit B	1,880	26	18.2	19.5
Neighborhood IV	Stacked Flat Unit C	1,691	26	18.2	19.5
Total			78		
Neighborhood V	Senior Apartments	750	86	60.2	150
Neighborhood V	Apartments	750	216	151.2	
Total			302		
Education Facility					
Houses of Worship					
Total			0		
Subtotal:			740	594.8	508.75
Source: California Department of Finance, FAI					
				Rate per ERU or EDU:	\$35.00
					\$90.02
				Annual Assessments:	\$20,816.00
				Received by City³:	\$45,797.68
					\$18,736.20

¹ Per the FY13-14 Annual Engineer's Report
² Per the FY13-14 Annual Engineer's Report
³ The assessments are collected by the County and distributed to the City based upon population