



**SCHOOL- AGE CHILD CARE**  
**A Recognized Need in San Ramon**



Prepared by:

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**San Ramon City Council**

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# CHILD CARE IN SAN RAMON

## Background

On January 12, 1988, the San Ramon City Council, recognizing the need for increased child care facilities and programs, unanimously adopted Ordinance No. 115, which was eventually codified within the Municipal Code in Division C4, Land Development. This section of the code levies a fee on new development to support the construction of facilities for school-age child care. Since that time, the fee has been increased by small margins based upon the San Francisco-Oakland-San Jose Consumer Price Index (CPI) annual average percent change for each year. With the growth that the City has experienced and future growth as the City Limit expands, staff researched the fee and the various elements comprising the formula for calculating the child care fee in an attempt to determine if the fee was still appropriate and accurate.

The original fee imposed upon residential development is computed as follows: the anticipated grade school pupil yield rate, per unit, multiplied by the number of units approved in the development, multiplied by the percent of residents anticipated to desire child care, multiplied by the per child cost of providing school-age child care in San Ramon. The fee imposed on non-residential development is computed as follows: the gross square feet of the project, multiplied by the projected number of employees, multiplied by the projected number of grade school-age child care arrangements per employee, multiplied by the per child cost of providing school-age child care in San Ramon. The fees collected for development projects are intended to be spent to provide child care opportunities at San Ramon Valley Unified School District schools and have been used to establish non-profit child care facilities at the Elementary schools including the Kid's Country programs and the Growing Room in San Ramon. As of June 30, 2005, the total amount the City has collected in this fund is \$604,027.73 and a total of \$400,000 has been spent providing child care facilities at San Ramon Valley schools in the City leaving a balance of \$204,027.37 within the fund.

**T**he 1986 General Plan for San Ramon contained a number of policies indicating the importance of establishing and implementing programs supporting child care. Within the General Plan element covering Public Facilities and Institutions, there were policies stating “encourage development of educational, cultural, health care and child care facilities in San Ramon” and “establish an equitable system for office developers/tenants to meet a share of community facilities, services, and program needs related to their presence.” These established General Plan policies helped to support the fee by providing a public welfare nexus. The elements of the original formula were based upon research completed at that time including independent studies, project impact and mitigation studies, background studies for the adoption of other city ordinances and research with those individuals working in the field. These same General Plan policies that were present in the 1986 General Plan were carried over and adopted in the San Ramon 2020 General Plan. As the guiding policies still exist in the General Plan and there is still a need in San Ramon for school-age child care, staff believes the public welfare nexus still exists. The various elements of the original formula, however, needed to be updated to reflect current cost of child care facilities in San Ramon.

**I**n determining the location of future child care facilities, the City will look to the School District to identify areas with the greatest need and prioritize sites. The principal and the PTA of a chosen site will serve to identify the type of care services desired and recommend to the school district the provider of the services.

**ORDINANCE NO. 376**  
**ORDINANCE OF THE CITY OF SAN RAMON**  
**REPEALING CHAPTER V, SECTION C4-92, CHILD CARE FEES OF**  
**DIVISION 4, LAND DEVELOPMENT OF TITLE B, REGULATIONS OF THE**  
**MUNICIPAL CODE OF THE CITY OF SAN RAMON AND**  
**ADOPTING A REVISED CHAPTER V, SECTION C4-92, CHILD CARE FEES**  
**OF DIVISION 4, LAND DEVELOPMENT OF TITLE B, REGULATIONS OF**  
**THE MUNICIPAL CODE OF THE CITY OF SAN RAMON**

THE CITY COUNCIL OF THE CITY OF SAN RAMON DOES  
ORDAIN as follows:

Section 1: Chapter V, Section C4-92, Child Care Fee Definitions, Division 4 (Land Development) of Title B (Regulations) of the Municipal Code is hereby repealed in its entirety.

Section 2: The following Section C4-92 is adopted and compiled in Division 4, Land Development Title B, Regulations of the Municipal Code of the City of San Ramon.

**Chapter V**  
**Child Care Fees**

**Definitions**

**C4-92. Definitions.**

As used in this chapter:

"Child care facilities" means an existing or proposed child care facility and related improvements and structures as defined in Health and Safety Code Sections 1596.76.

"Project" means any new residential development, the addition of more than one bedroom to an existing residence, and any new nonresidential development resulting in more than two thousand five hundred gross square feet except buildings or improvements related to the following:

- A. Day care centers;
- B. Schools;
- C. Hospitals and extended medical care facilities;

D. Churches;

E. Second residential units, as defined in Government Code Section 65852.2(e)(3);

F. Repair and reconstruction of any building damaged by flood, fire or other disaster;

G. That number of units in a senior housing development in accordance with provisions contained in Civil Code Section 51.3, permanently set aside for qualifying residents, as defined therein;

H. Units dedicated for persons of low and moderate income by official agreement and instrument of the city. (Prior code § C13-871)

I. Studio and one-bedroom units proposed within a multi-unit residential project and one bedroom additions to existing residential units will be assessed one-half the calculated fee.

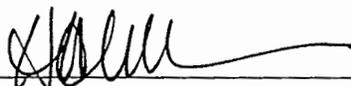
The foregoing Ordinance was introduced on October 11, 2005 and was adopted on October 25, 2005 by the following vote:

**AYES:** *Councilmembers Hudson, Livingstone, Perkins and Mayor Wilson*

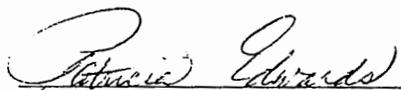
**NOES:**

**ABSTAIN:**

**ABSENT:** *Councilmember Rowley*

  
\_\_\_\_\_  
H. Abram Wilson, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Patricia Edwards, City Clerk

# STATEMENT OF INTENDED POLICY

It is the intent of the City Council, City of San Ramon, to implement the Child Care Facilities Ordinance in a manner as follows:

- That the funds will be utilized to provide school age child care on school sites owned by the San Ramon Valley Unified School District.
- That the School District will be requested to identify the areas with the greatest school-age child care need and prioritize the remaining sites.
- That the principal and PTA of the chosen site will identify the type of care services desired and recommend to the district the provider of the service.
- Upon determination of the site and provider, the City will participate in the funding for the construction of the facility through fees collected by the implementation of this Ordinance.
- Implementation of policy to be determined by Council at a later date.

## WHAT IS IN THE FORMULA?

The following pages will illustrate that what goes into the formula for calculating the fee for school-age child care facilities are a number of different factors. These various factors are necessary to determine the actual need for such child care services that can be anticipated from both residential and non-residential development. The following discussion will describe how the various factors work together to determine the fee necessary to accommodate the future need for school-age child care in the City.

In determining the future need for school-age child care that new residential construction will create the current school-age pupil yield rate per residential unit and the percent of residents in the new development that can be anticipated to desire child care for school-age children are the key factors used. The school district is able to provide the statistical information with respect to pupil yield rate. At the present time the school-age pupil yield rate per residential unit is approximately 0.42. As San Ramon's population grows and shifts so will this number.

To determine what percent of residents can be anticipated to desire child care for school-age children a survey was done of the existing facilities. The demand for each center was calculated by taking the enrollment in the center plus the number on its waiting list, and determining what percent that number is of the total school enrollment where the center is located. All centers were surveyed and the results figured into an average of 30.3%.

The varying nature of non-residential development requires different factors to be used in determining the need for child care. The two critical factors involved are the employee density assumption and the predicted need for school-age child care arrangements per employee. The employee density assumptions assume a certain number of employees per square foot which varies among the four use categories of retail, office, manufacturing, and commercial services.

The projected need per employee for school-age child care arrangements itself has three factors that are involved in its value. The percentage of employees to live within 10 miles of their workplace (28%) and the percentage of total child care requests represented by requests for school-age child care (46.7%) are taken from information collected by the Child Care Council of Contra Costa County. These two factors, multiplied by the probability of having a school-age child in San Ramon (18%) gives us the projected need for school-age child care arrangements per employee.

The common factor used in the calculation of both the residential and non-residential fee is the cost of providing school-age child care per child in San Ramon. The average cost of constructing a facility divided by the licensed capacity of such facility gives us a figure of \$2,845 per child. All of the above mentioned factors will be reviewed periodically to determine their appropriateness with respect to changing demographics and cost and adjusted as necessary. In addition, the updated child care fee will be updated with the City's fee schedule on an annual basis.

# CHILD CARE FEE STRUCTURE

## RESIDENTIAL

“For residential development – the anticipated grade school pupil yield rate, per unit, multiplied by the number of units approved in the development, multiplied by the percent of residents anticipated to desire child care, multiplied by the per child cost of providing school-age child care in San Ramon.....”

$$(0.42) \times (\text{units}) \times (0.303) \times (\$2,845) = \text{Total Fee}$$

**0.42** = current grade school pupil yield rate, per unit

**Units** = number of units approved in development

**0.303** = % of residents anticipated to desire child care

**\$2,845** = cost of providing school-age child care, per child in San Ramon

## NONRESIDENTIAL

“For non-residential development – the gross square feet of the project, multiplied by the projected number of employees, multiplied by the projected number of grade school-age child care arrangements per employee, multiplied by the per child cost of providing school-age child care in San Ramon.”

$$(\text{GSF}) \times (\text{EMP}) \times (0.02353) \times (\$2,845) = \text{Total Fee}$$

**GSF** = gross square footage of building

**EMP** = projected number of employees, using employee density assumptions\*

**(0.02353)** = projected number of school-age child care arrangements per employee\*\*

**\$2,845** = cost of providing school-age child care, per child, in San Ramon

\*Employee Density Assumptions:

Office – 1 employee per 260 sq. ft. = .0038

Retail – 1 employee per 750 sq. ft. = .0013

Manufacturing – 1 employee per 590 sq. ft. = .0016

Commercial Service – 1 employee per 490 sq. ft. = .0020

\*\* $(0.02353) = (.28) \times (.18) \times (.467)$   
# employees anticipated to live within 10 miles of workplace      probability of having a school-age child, ABAG Projections 2005      % of total child care requests represented by requests for school-age child care.