City of Santa Clara

Joint Meeting Agenda of the City Council and Authorities Concurrent & Santa Clara Stadium Authority Board

Tuesday, April 21, 2026 **5:30 PM** **Hybrid Meeting**
City Hall Council Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting City Council meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

- Via Zoom:
  - o https://santaclaraca.zoom.us/j/99706759306
    Meeting ID: 997-0675-9306
  - o Phone 1(669) 900-6833

How to Submit Written Public Comment Before City Council Meeting:

1. Use the eComment tab located on the City Council Agenda page (https://santaclara.legistar.com/Calendar.aspx). eComments are directly sent to the iLegislate application used by City Council and staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting.
2. By email to clerk@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to the Council and will be uploaded to the City Council Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email. **NOTE:** Please note eComments and Emails received as public comment **will not** be read aloud during the meeting.

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All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Council meeting may not be the final documents approved by the City Council. For the final document, you may contact the Office of the City Clerk at (408) 615-2220 or Clerk@santaclaraca.gov.

Study Session - 5:30 PM | Regular Meeting - 7:00 PM

5:30 PM STUDY SESSION

Call to Order in the Council Chambers

Confirmation of Quorum

1. 26-400 Study Session on 2025-2030 Community Plan to End Homelessness and Updates on Local Work Efforts

Recommendation: Consider staff's report and presentations on the regional Draft 2025-30 Community Plan to End Homelessness and local work efforts, and provide feedback.

7:00 PM JOINT CITY COUNCIL/STADIUM AUTHORITY BOARD MEETING

Call to Order in the Council Chambers

Pledge of Allegiance and Statement of Values

Roll Call

CONTINUANCES/EXCEPTIONS/RECONSIDERATIONS

2. 26-473 Exception - Item Withdrawn by Staff

Public Hearing: Action on an Ordinance of the City of Santa Clara, California, Authorizing the Installation of Supergraphic Signs on Building Surfaces in the Vicinity of Levi's Stadium During a Limited Time Period Surrounding FIFA World Cup 2026 Special Events

Recommendation: Staff desires to withdraw this item from Council consideration. Unless the Council desires to proceed otherwise, no action is necessary.

SPECIAL ORDER OF BUSINESS

3.A 26-305 2026 Santa Clara Relay for Life

3.B 26-339 Recognition of Funds Raised to Benefit Local Programs from the 2025 Santa Clara Historic Home Tour

3.C 26-342 Recognition of Partnership with the Silicon Valley Office of Protocol

CONSENT CALENDAR

[Items listed on the CONSENT CALENDAR are considered routine and will be adopted by one motion. There will be no separate discussion of the items on the CONSENT CALENDAR unless discussion is requested by a member of the Council, staff, or public. If so requested, that item will be removed from the CONSENT CALENDAR and considered under CONSENT ITEMS PULLED FOR DISCUSSION.]

4.A 26-470 Action on the March 5, 2026 Special Santa Clara Stadium Authority Board Meeting, March 10, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting and March 24, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting Minutes

Recommendation: Approve the March 5, 2026 Special Santa Clara Stadium Authority Board Meeting, March 10, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting and March 24, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting Minutes.

4.B 26-8 Board, Commissions and Committee Minutes

Recommendation: Note and file the Minutes of:
Historical and Landmarks Commission - March 5, 2026
Stadium Neighborhood Relations Ad Hoc Subcommittee - December 15, 2025

4.C 26-252 Action on the City of Santa Clara Public Facilities Financing Corporation Federal and State Income Tax Exempt Reporting for Fiscal Year 2024/25

Recommendation: Accept and Authorize the PFFC Executive Director, or designee, to file the 2024 Internal Revenue Service Form 990 (Return of Organization Exempt from Income Tax) and the State of California Form 199 (Exempt Organization Annual Information Return) on behalf of the City of Santa Clara Public Facilities Financing Corporation in substantially the forms presented.

4.D 26-373 Action on Monthly Financial Status and Investment Reports for February 2026 and Approval of the Related Budget Amendments

Recommendation:

1. Note and file the Monthly Financial Status Report and Monthly Investment Report for February 2026 as presented; and
2. Approve the Fiscal Year 2025/26 budget amendments in the following funds (as detailed in the Fiscal Impact section of the staff report and Attachment 3 of the staff report):
   a. In the General Fund, recognizes wildland reimbursement revenue and appropriates the funds to the Fire Department, with a net impact of $227,315;
   b. In the Building Development Services Fund, increases the Materials, Services, Supplies budget and decreases the unrestricted ending fund balance, with a net impact of $0;
   c. In the Fire Certified Unified Program Agency (CUPA) Fund, recognizes enforcement fine revenue and appropriates a portion of the funding to the Fire Department, establishes a restricted CUPA Enforcement Fines Reserve, allocating the remaining revenue to this reserve, with a net impact of $119,200; and
   d. In the Library Operating Grant Trust Fund, recognizes grant funding and establishes a Pacific Library Partnership California Library Services Act grant appropriation, with a net impact of $3,711.

Items 2a - 2d, five affirmative Council votes required to appropriate additional revenue and for the use of unused balances.

4.E 26-314 Action on a Resolution to Authorize an Increase in the Business License Tax Corresponding to an Increase in the Annual Inflation Rate Effective July 1, 2026

Recommendation: Adopt a resolution authorizing the annual inflation adjustment for the Business License Tax, effective July 1, 2026, in the amount of 2.5% as allowable under Santa Clara City Code Section 3.40.160

4.F 26-327 Action to Delegate Authority to the City Manager to Issue Purchase Orders to Mader Supply, LLC for the Purchase of Steel Transmission Poles for an Aggregate Maximum Amount of $5,000,000, Funded by Silicon Valley Power

Recommendation:

1. Authorize the City Manager or designee to issue Purchase Orders to Mader Supply, LLC, for the purchase of steel transmission poles with an aggregate maximum compensation of $5,000,000 through June 30, 2031, with price escalations based on adjustments to the Bureau of Labor Statistics Producer Price Index, subject to the appropriation of funds; and
2. Authorize the City Manager or designee to take any actions as necessary to implement and administer the Purchase Orders, and to negotiate and execute amendments to the Purchase Orders to make de minimis changes, subject to the above maximum compensation limit and review and approval as to form by the City Attorney.

4.G 26-188 Action on the Award of a Public Works Contract for the Northwest Loop Capacity Upgrade Project to Henkels & McCoy West, LLC, for a Not-to-Exceed Amount of $1,996,557, Inclusive of a 15% Contingency, Funded by the Northwest Loop Capacity Upgrade Capital Improvement Project (CIP No. 2444) Budget

Recommendation:

1. Determine the proposed actions are exempt from CEQA pursuant to Section 15302 (Class 2 - Replacement or Reconstruction) of Title 14 of the California Code of Regulations;
2. Award the Public Works Contract for the Northwest Loop Capacity Upgrade Project (CIP No. 2444) to the lowest responsive and responsible bidder, Henkels & McCoy West, LLC, in the amount of $1,736,136, and authorize the City Manager or designee to execute a public works contract (Contract) in substantially the form attached to this Report to Council, subject to the review and final approval as to form by the City Attorney; and
3. Authorize the City Manager or designee to (a)take any actions necessary to implement and administer the Contract including executing any and all documents required for the award, completion, or acceptance of the Project and (b) approve any necessary change orders not to exceed 15% of the original contract price, or $260,421, for a total contract amount not-to-exceed $1,996,557, funded by the Electric Utility Capital Fund.

4.H 26-241 Action on Amendment No. 7 to the Agreement for Professional Services with Perkins + Will for the Tasman East Specific Plan

Recommendation: Authorize the City Manager to execute Amendment No. 7 to the Agreement with Perkins + Will for professional services to prepare the Amendment to the Tasman East Specific Plan by extending the term of the agreement through December 31, 2026.

4.I 26-163 Action on a Resolution of Intention for Parking Maintenance District No. 122 - Franklin Square

Recommendation:
1. Adopt a Resolution of Intention to order that the alternative method for the levy of benefit assessment be made applicable to the City of Santa Clara Parking Maintenance District No. 122;
2. Set a hearing date of June 9, 2026, to approve the Director's Report FY 2026/27; and
3. Authorize the publication, mailing, and posting of the Notice of Public Hearing as stated in the Resolution of Intention.

4.J 26-164 Adoption of a Resolution of Intention for Maintenance District No. 183 - Santa Clara Convention Center Complex

Recommendation:
1. Adopt a Resolution of Intention to order that the alternative method for the levy of benefit assessment be made applicable to the Santa Clara Convention Center Complex Maintenance District No. 183;
2. Set a hearing date of June 9, 2026 to approve the Director's Report FY 2026/27; and
3. Authorize the publication, mailing, and posting of the Notice of Public Hearing as stated in the Resolution of Intention.

4.K 26-223 Action on a Resolution Acknowledging Receipt by City Council of a State-Mandated Compliance Report on Required Annual Fire Inspections of Certain Occupancies, and Approving Alignment of the SB 1205 Report With Annual Discussion of the Municipal Fee Schedule

Recommendation: Adopt a Resolution acknowledging receipt of a report made by the Fire Chief of the Santa Clara Fire Department regarding the inspection of certain occupancies requiring annual inspections in such occupancies pursuant to sections 13146.2, 13146.3, and 13146.4 of the California Health and Safety Code and approving alignment of the SB 1205 report with annual discussion of the Municipal Fee Schedule.

4.L 26-330 Action to Authorize the City Manager to (1) Execute Amendment No. 1 to the Substation Agreement with 1220 Santa Clara Propco, LLC for the Memorex Junction Substation and (2) Negotiate and Execute Amendments to Other Existing Customer Substation Agreements to Allow for Load Ramp Acceleration and/or Additional Capacity, Subject to Power Availability and Incorporation of Standardized Terms for Curtailment and Other Conditions

Recommendation:

1. Authorize the City Manager or designee to execute Amendment No. 1 to the Substation Agreement by and between the City of Santa Clara, California, and 1220 Santa Clara Propco, LLC, in substantially the form presented, subject to the review and approval as to final form by the City Attorney;
2. Authorize the City Manager or designee to negotiate and execute amendments to existing substation agreements with customers to allow for accelerated load ramps and/or additional capacity and subject to (a) SVP or CAISO grid limitations and (b) the inclusion of curtailment control provisions, revised capacity commitments, and other SVP standardized agreement term, in final forms reviewed and approved by the City Attorney; and
3. Authorize the City Manager or designee to take any and all actions as are necessary or advisable to implement and administer the agreements as amended.

4.M 26-401 Informational Report on 2026 Q1 Legislative Updates

Recommendation: Note and file the informational report on 2026 Q1 legislative updates.

4.N 26-462 Authorize the City Manager to execute the 2026-2029 Memorandum of Understanding Between the City of Santa Clara and the Santa Clara Firefighters, International Association of Firefighters, Local 1171 (Unit 1), Approve a Corresponding Update to the Unit 1 Classified Salary Plan, and Approve Related Budget Amendment

Recommendation:

1. Authorize the City Manager to execute a 2026-2029 Memorandum of Understanding and any related Side Letter Agreements Between the City of Santa Clara and the Santa Clara Firefighters, International Association of Firefighters, Local 1171 (Unit 1) on the terms presented, as reflected in the Mediation Joint Recommendation, in a final form approved by the City Attorney;
2. Adopt a Resolution Updating the Salary Plan for various Unit 1 classified positions to satisfy the requirements of California Code of Regulations Section 570.5; and
3. Approve the FY 2025/26 budget amendment in the General Fund to increase the Fire Department appropriation by $576,000 and decrease the unrestricted ending fund balance by $576,000 (**five affirmative Council votes required for the use of unused balances**).

4.O 26-260 Adopt a Resolution Updating the Average Per-Acre Land Values and Park Development Costs Per Capita Used for Setting the Parkland In-Lieu Fee Schedule for New Residential Development for FY 2026/27

Recommendation: Adopt a resolution, in accordance with City Code Chapter 17.35, establishing average per-acre land values and park development costs used for calculating parkland in-lieu fees for residential development for FY 2026/27 and updating the Municipal Fee Schedule.

PUBLIC PRESENTATIONS

[This item is reserved for persons to address the Council or authorities on any matter not on the agenda that is within the subject matter jurisdiction of the City or Authorities. The law does not permit action on, or extended discussion of, any item not on the agenda except under special circumstances. The governing body, or staff, may briefly respond to statements made or questions posed, and appropriate body may request staff to report back at a subsequent meeting. Although not required, please submit to the City Clerk your name and subject matter on the speaker card available in the Council Chambers.]

CONSENT ITEMS PULLED FOR DISCUSSION

5. 26-460 Action on the 2026 City Council Priority Setting Session Framework
DEFERRED FROM APRIL 7, 2026

Recommendation: Approve the 2026 City Council Priority Session Framework and Annual City Council Priority Setting Session Framework

PUBLIC HEARING/GENERAL BUSINESS

6. 26-235 Public Hearing: Action on the Adoption of the Proposed FY 2026/27 Municipal Fee Schedule

Recommendation: Adopt a Resolution for the "City of Santa Clara 2026/27 Municipal Fee Schedule" which

1. Sets new fees, rates and charges (collectively "fees");
2. Amends existing fees; and
3. Deletes certain fees; for various City departments effective on July 1, 2026.

REPORTS OF MEMBERS, SPECIAL COMMITTEES AND COUNCILMEMBER 030 REQUESTS

CITY MANAGER/EXECUTIVE DIRECTOR REPORT

ADJOURN TO CLOSED SESSION

CLOSED SESSION

7. 26-463 Conference with Labor Negotiators (CC)
Pursuant to Gov. Code § 54957.6

City representatives: Aracely Azevedo, Marco Mercado, Ashley Lancaster, Glen Googins and Su Reuter

Employee Organization(s):
Unclassified Fire Management (Unit #9B)

Public Comment

The public may provide comments regarding the Closed Session item(s) just prior to the Council beginning the Closed Session. Closed Sessions are not open to the public.

Convene to Closed Session (Council Conference Room)

ADJOURNMENT

REPORTS OF ACTION TAKEN IN CLOSED SESSION, IF ANY REQUIRED, TO BE PRESENTED BY THE CITY ATTORNEY IN PERSON IN COUNCIL CHAMBERS AND AT THE NEXT MEETING ON MAY 5, 2026.

The next regular scheduled meeting is on Tuesday, May 5, 2026 in the City Hall Council Chambers.

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

STREAMING SERVICES: As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15), or the livestream on the City's YouTube channel or Facebook page.

Note: The public cannot participate in the meeting through these livestreaming methods; livestreaming capabilities may be disrupted at times, viewers may always view and participate in meetings in-person and via Zoom as noted on the agenda.

AB23 ANNOUNCEMENT: Members of the Santa Clara Stadium Authority, Sports and Open Space Authority and Housing Authority are entitled to receive $30 for each attended meeting.

Note: The City Council and its associated Authorities meet as separate agencies but in a concurrent manner. Actions taken should be considered actions of only the identified policy body.

LEGEND: City Council (CC); Stadium Authority (SA); Sports and Open Space Authority (SOSA); Housing Authority (HA); Successor Agency to the City of Santa Clara Redevelopment Agency (SARDA); Bayshore North Project Enhancement Authority (BNPEA); Public Facilities Financing Corporation (PFFC)

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

26-400 Agenda Date: 4/21/2026

REPORT TO COUNCIL

SUBJECT

Study Session on 2025-2030 Community Plan to End Homelessness and Updates on Local Work Efforts

BACKGROUND

On July 8, 2025, the City of Santa Clara (City) hosted a City Council Study Session on homelessness. The session provided an overview of the supportive housing system, updates on city services, and sought feedback on a two-year homelessness response implementation workplan.

There are three primary purposes of this Study Session. First, representatives of the Santa Clara County (County) Continuum of Care will share results of the 2020-25 Community Plan to End Homelessness (2020-25 Community Plan) (Attachment 1) adopted in 2020 and introduce the draft 2025-30 Community Plan (Draft 2025-30 Community Plan) (Attachment 2). Second, City staff will discuss how the draft Citywide Plan to Reduce Homelessness and its Impacts (Citywide Plan) generally aligns with the new Draft 2025-30 Community Plan. This discussion will allow the City to finalize its local plan later this year and ensure it is informed by any new strategies and ideas that may have come up during the County's update process. Lastly, City staff will provide updates on local work efforts related to homelessness.

DISCUSSION

2020-25 Community Plan to End Homelessness

Continuums of Care (CoCs) are required by the U.S. Department of Housing and Urban Development (HUD) to coordinate the regional homelessness response system. As part of that role, the CoC brings together local governments, service providers, and other stakeholders to assess needs, use system and outcome data, and set regional priorities across outreach, shelter, housing, and supportive services. The Draft 2025-30 Community Plan serves as the regional plan for Santa Clara County and in its final form will inform strategies and investments of federal, state, and local funding to address homelessness and its causes over the next five years. The Santa Clara County CoC is currently in the process of gathering feedback on the Draft 2025-30 Community Plan, after which it will seek endorsement of the final plan from local jurisdictions throughout Santa Clara County in Fall 2026. As background, this plan introduction and endorsement process models what occurred for the 2020-25 Community Plan, which the Santa Clara City Council endorsed on March 16, 2021.

The 2020-25 Community Plan was structured around three core strategies:

1. Address the root causes of homelessness through system and policy change.
2. Expand homelessness prevention and housing programs to meet the need.

3. To improve quality of life for unsheltered individuals and create healthy neighborhoods for all.

Over the course of the last five years in which this plan was in place, the CoC, the County, cities, service providers, housing developers, people with lived experience of homelessness, and countless other stakeholders have contributed to the region meeting and exceeding several important goals related to the above strategies.

2020 - 2025 Community Plan to End Homelessness Key Results		
	Countywide	City of Santa Clara
Permanently Housed	20,830	1,894
Obtained Temporary Housing	27,073	3,443
Received Homelessness Pre	38,060	1,514

Draft 2025-30 Community Plan to End Homelessness

The Draft 2025-30 Community Plan to End Homelessness is structured around four Focus Areas, each with multiple strategies and sub-strategies supporting them:

1. Prevent people from becoming homeless
2. Continue to house people and support them in retaining their housing
3. Strengthen access to care and services for people experiencing unsheltered homelessness.
4. Center and invest in people with lived experience to lead and transform the homeless system.

Since Fall 2025, the CoC has been meeting with a wide range of community stakeholders, including staff at local agencies, to develop and gather feedback on their draft 2025-30 Community Plan strategies. Through this process, City staff provided input based on the specific challenges that homelessness presents in the City, different opportunities the City has participated in the larger systems of care, and existing strategies and workplan items that are included in Santa Clara's draft Citywide Plan.

Santa Clara's Citywide Plan to Reduce Homelessness and its Impacts

The City of Santa Clara's draft local Citywide Plan to Reduce Homelessness and its Impacts was developed by a task force including City staff, community members from every City Council District, people with lived experience, and other stakeholders.

Homebase, a consulting firm, organized the task force and drafted the Citywide Plan based on the priorities and input of the task force. The Draft Citywide Plan presented at the July 8, 2025 Study Session includes a two-year workplan (respectively, Attachments 3 and 4) organized under six strategies that address homelessness and related impacts. They are:

- Strategy 1: Prevent homelessness for City residents who are at-risk.
- Strategy 2: Increase availability of short-term shelter, permanent supportive housing, and Extremely Low Income (ELI) housing
- Strategy 3: Conduct proactive street outreach to engage people who are unsheltered and connect them to resources.
- Strategy 4: Address basic needs of people living outside, including health, and hygiene
- Strategy 5: Reduce the impacts of unsheltered homelessness throughout the community
- Strategy 6: Foster productive community conversation about the causes, needs, and

experience of homelessness to foster support and volunteerism.

Despite being developed independently and at different times, the Draft 2025-30 Community Plan and the City of Santa Clara's Draft Citywide Plan share many of the same goals. Both plans emphasize the importance of prevention, seek to expand housing and shelter opportunities, and strengthen access to services for people experiencing homelessness.

The primary difference between the two plans is in Strategy 5 of the Draft Citywide Plan, which focuses on the impacts of homelessness on the broader community and includes work around blight reduction, sanitation, and vehicle enforcement. This difference is an important reminder of the varying roles that agencies play in addressing homelessness, as well as the different challenges that agencies experience.

At the July 8, 2025 Study Session, City staff and the County received feedback and a number of questions from the City Council. Staff has provided formal responses to these questions in Attachment 5 of this report.

Updates on Local Work Efforts

As part of this Study Session item, staff will provide a presentation with updates on local work efforts related to homelessness. Those efforts include:

- City Council Priority: Provide Interim Supportive Housing and Outreach Services for the Unhoused
  - Pending agreement under negotiation with WeHOPE to expand homelessness services through street outreach/case management, temporary hotel program, and inclement weather hotel program. Staff is evaluating the feasibility of changes to the pending agreement requested by the vendor.
  - 30-suite interim family housing development at Benton Street and Lawrence Expressway.

- City Council Priority: Off Street Parking for RVs/People Living in Cars
  - Sub-sequent evaluation of potential sites to develop safe parking program on City-owned properties.
  - Alternative options to utilize real estate broker services to identify potential private properties for safe parking program and/or conduct a Request for Proposals for private property owners to host safe parking program on their property.
- Potential Relocation of Dignity on Wheels - Mobile Shower and Laundry Service
  - Evaluation of usage data.
  - In response to the Council's interest/comments, staff identified a potential site near transit and other basic needs services to relocate program.

Next Steps

The City's Study Session on the regional Draft 2025-30 Community Plan is among the first that the Santa Clara County CoC and Santa Clara County's Office of Supportive Housing are holding as they gather input and feedback from policy makers and other stakeholders across the county. It is anticipated that the final plan, inclusive of feedback from the community where viable, will be finalized in late Summer or Fall 2026. At that time, the CoC will seek endorsement from the City of Santa

Clara and other cities. City staff will aim to present a final draft of the Citywide Plan to City Council at the same Council meeting for adoption to ensure that it aligns with the new regional plan. In the interim period, staff will continue working on the local efforts outlined above based on the Council's feedback during the Study Session and other work items within two-year workplan in the Draft Citywide Plan.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

FISCAL IMPACT

While there are no costs to present the information in this report other than staff and administrative time, costs could be incurred or proposed depending on the recommendations or direction provided by the City Council in this Study Session to bring back proposals for funding consideration.

COORDINATION

This report was coordinated with the Community Development Department, City Manager's Office, and City Attorney's Office. In addition to these departments, the Draft Citywide Plan was coordinated with the Police, Public Works, Library, and Parks and Recreations Departments, and the Office of Emergency Management.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Consider staff's report and presentations on the regional Draft 2025-30 Community Plan to End Homelessness and local work efforts, and provide feedback.

Reviewed by: Afshan Hamid, Director, Community Development and Christine Jung, Deputy City Manager, City Manager's Office
Approved by: Jovan D. Grogan, City Manager

ATTACHMENTS

1. 2020-25 Community Plan to End Homelessness
2. Draft 2025-2030 Community Plan to End Homelessness
3. Draft Citywide Plan to Reduce Homelessness and Its Impacts
4. Draft Citywide Plan to Reduce Homelessness and Its Impacts - Appendix A: Two-Year Workplan
5. Responses to Council Feedback and Questions from July 8, 2025 Study Session



SANTA CLARA COUNTY

COMMUNITY PLAN TO END HOMELESSNESS

2020–2025



Acknowledgements

The Community Plan Steering Committee would like to thank the many community stakeholders, people with lived experience of homelessness, and organizations for their participation in the process to update the plan and their valuable input.
For a full list of organizations that participated in the process, see page 14.

Table of Contents

2 Introduction

4 Our Homelessness Crisis

6 Ending Homelessness in Santa Clara County

10 The Strategies

11 Strategy 1: Address the Root Causes of Homelessness Through System and Policy Change

13 Strategy 2: Expand Homelessness Prevention and Housing Programs to Meet the Need

14 Strategy 3: Improve Quality of Life for Unsheltered Individuals and Create Healthy Neighborhoods for All

16 Thank you!



Introduction

In 2015, the community came together to create a roadmap for ending homelessness in Santa Clara County. This plan— which was centered around a collective impact response and the proven Housing First model—set an ambitious goal to create 6,000 new housing opportunities and identified innovative strategies and programs for reducing homelessness.

Supportive Housing System Progress 2015-2019

Thanks to the collective efforts of partners throughout the community, over the past five years, we have done the following:

Helped **8,884 households** resolve their homelessness,



representing **14,132 people**





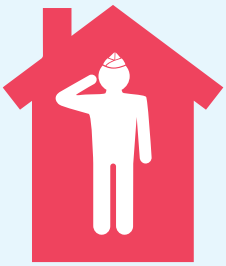
Doubled the number of supportive housing units in Santa Clara County



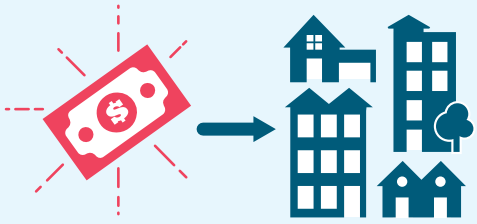
Doubled our temporary housing and emergency shelter capacity



Launched a new homelessness prevention system that now serves about **1,000 households annually**



Led a community-wide campaign that has successfully housed more than **1,600 veterans** and engaged nearly **800 private landlords** in the effort



Voters approved **$950 million** to develop affordable housing through the 2016 Measure A Affordable Housing Bond and raised another **$100 million** in private contributions to support the implementation of the community plan

Despite our progress creating a supportive housing system that assists thousands of homeless individuals and families each year, the crisis continues to grow. The systemic factors driving homelessness in our community— from the failed policies at the local, state, and national level to the extreme lack of housing options that are affordable for low-income residents—remain stronger than ever and are pushing more of our neighbors onto the streets every day.

These challenges have been compounded by the novel coronavirus (COVID-19) pandemic that arrived in our community as this plan was in development, making implementation of many of these strategies even more urgent. This public health crisis has ground our local economy to a halt, leaving many more households on the brink of homelessness due to job loss, lack of childcare, and economic uncertainty. The pandemic has also required a massive and immediate response by our crisis response system to quickly ramp up shelter capacity, increase access to hygiene services for people living outside, and protect those people experiencing homelessness who are particularly vulnerable. As a result, as this plan goes into effect, we anticipate there will be many more people experiencing or at risk of homelessness who will need immediate support, which will require our community to continue to be flexible and innovative in our responses to homelessness.

To truly end homelessness in Santa Clara County, we must summon the collective will and resources to not only respond to the current crisis and scale our successful housing strategies, but also address and eliminate the root causes of homelessness in our community.

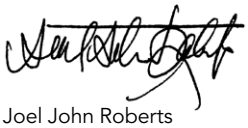
Community Plan Steering Committee Members



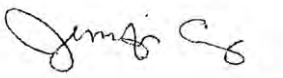
Ky Le, Co-Chair



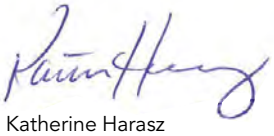
Erin Connor



Joel John Roberts



Jennifer Loving, Co-Chair



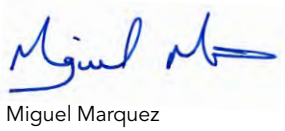
Katherine Harasz



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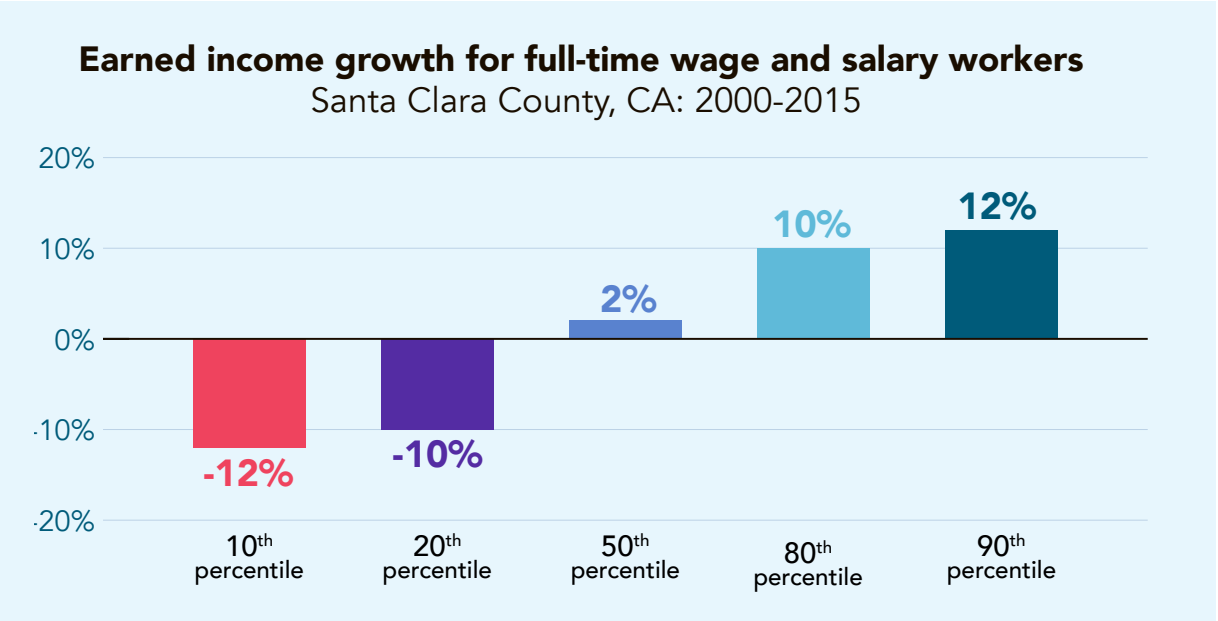


Jacky Morales-Ferrand

Our Homelessness Crisis

According to the 2019 Point-in-Time count, there are 9,706 individuals experiencing homelessness on any given night in Santa Clara County.[1] Families with children, seniors, individuals with disabilities, veterans, youth and young adults are all represented in the county's diverse homeless population. More than 80% of these individuals are unsheltered—sleeping outside, in cars, or other places not meant for human habitation. We expect that these numbers will increase over the coming months as the full impact of the COVID-19 pandemic is felt.

The gap between the rich and the poor in our community, combined with the lack of housing development particularly at the lowest income levels, is fueling the homelessness crisis. According to the Public Policy Institute of California, families at the highest income levels in the Bay Area (the 90th percentile) have more than 12 times the income of families at the bottom (the 10th percentile).[2] Those at the bottom rung of the economic ladder have also not shared in the region's significant economic growth. Between 2000 and 2015 in Santa Clara County, workers with earnings in the 10th percentile saw their income decline by 12%.[3]



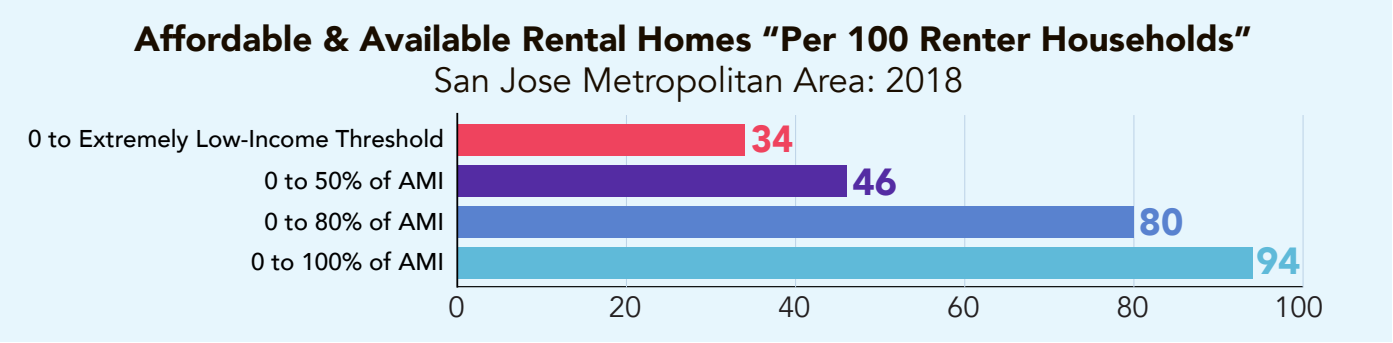
This income inequality has been further exacerbated by the economic slowdown caused by the COVID-19 pandemic as many low-income households living paycheck-to-paycheck struggle to make rent and pay for other basic needs.

[1] Applied Survey Research, "Santa Clara County Homeless Census & Survey Comprehensive Report 2019." 2019. https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Pages/HomelessnessCensusandSurvey.aspx

[2] Public Policy Institute of California, "Income Inequality in California." 2020. https://www.ppic.org/publication/income-inequality-in-california/

[3] Bay Area Equity Atlas, "Earned income growth for full-time wage and salary workers: Santa Clara County, CA, 2000–2015." https://bayareaequityatlas.org/indicators/income-growth#/?geo=04000000000006085

Compounding the impacts of this inequality is the fact that housing costs are higher than ever and housing that is affordable to the lowest-income families is not being produced. In fact, the National Low-Income Housing Coalition's most recent report, The Gap: A Shortage of Affordable Homes, found that in 2018 there were only 34 affordable and available units for every 100 extremely low-income renter households in the San Jose metro area.[4]



In addition, longstanding and structural racial inequities continue to affect who becomes homeless in our community. A recent report commissioned by Destination: Home found that people of color are dramatically more likely than their white counterparts to become homeless in Santa Clara County, and that poverty alone cannot explain disparities in homelessness. For example:



While the brunt of this crisis is borne by our unhoused neighbors, we know its impacts are felt much more broadly. Our neighborhoods, first responders, businesses, and environment are also suffering the consequences of our region's severe homelessness crisis.

Even worse, the problem continues to grow as more people are slipping into homelessness than ever before—the result of growing income inequality, gentrification and displacement, rising housing costs, an extreme housing shortage, and a lack of sufficient safety net services to adequately care for the most vulnerable in our community. In fact, for every homeless family or individual we connect to housing, between two and three more are experiencing homelessness for the very first time.

If this trend continues, in addition to the nearly 10,000 individuals currently experiencing homelessness, another 20,000 are at-risk of falling into homelessness over the next five years—far more than our supportive housing system currently has the capacity to serve.

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[4] National Low-Income Housing Coalition, "The Gap: A Shortage of Affordable Homes." 2020. https://reports.nlihc.org/sites/default/files/gap/Gap-Report_2020.pdf



Photo of Villas on the Park. Courtesy of Dahlin Group Architecture Planning and Mark Davidson Photography



Ending Homelessness in Santa Clara County

Solving this crisis is one of the great moral challenges facing us. It will require tremendous effort, new partnerships, and even bolder strategies—and it will require the entire community to be a part of the solution.

We must take immediate actions that can improve the quality of life for the huge number of unsheltered residents in our community. We must increase shelter capacity and increase interim housing options, and we must expand services to meet their basic health and safety needs.

We need to significantly scale our housing development and programs to meet the growing need in our community. This includes building many thousands more supportive housing units, expanding our homelessness prevention strategies, and enhancing the way our supportive housing system serves those in need.

Most importantly, we will never end homelessness in our community if we do not attack the systemic root causes that continually push more of our neighbors into homelessness. As a result, we must address inequitable land use and housing policy to allow every jurisdiction to achieve their Regional Housing Needs Allocation goals for very low and extremely low-income housing production. We must ensure every resident who is able to work can access living wage employment and we must reverse decades-long structural inequities that have driven people of color and other vulnerable residents onto the streets.

> **As we implement the strategies in this plan, we will raise the voices of people with lived experience and share power with our unhoused and recently-housed neighbors. We will focus on policies and programs that reduce racial inequity, in an effort to reverse the disproportionately high rates of people of color who are unhoused.**

None of this will be easy or cheap. In fact, just meeting the affordable housing needs of our community would require several billion dollars. But we cannot accept a future in which thousands of our neighbors are forced to live outside. Every member of our community deserves a safe and stable home—and it is our collective responsibility to make this vision a reality.

Our Plan

The 2020–2025 Community Plan to End Homelessness will serve as our roadmap for ending homelessness in Santa Clara County and is organized around three main strategies:

STRATEGY 1	STRATEGY 2	STRATEGY 3
		
Address the root causes of homelessness through system and policy change	Expand homelessness prevention and housing programs to meet the need	Improve quality of life for unsheltered individuals and create healthy neighborhoods for all

The strategies included in this plan are grounded in evidence-based practices, lessons learned over the past five years, and robust conversation and input from more than 8,000 members of our community; including people with lived experience of homelessness, subject matter experts, key stakeholders, and community members.

In addition, this plan sets aggressive targets designed to reverse the current growth in homelessness we are experiencing and bring us one step closer to our collective goal of eliminating homelessness in our community.

Our Targets

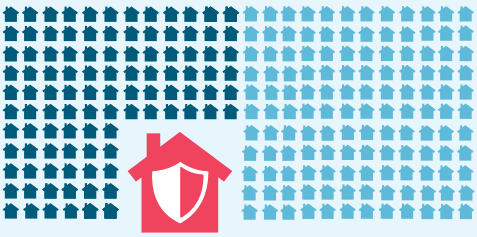
By 2025, we will:



Achieve a **30% reduction** in annual inflow of people becoming homeless*



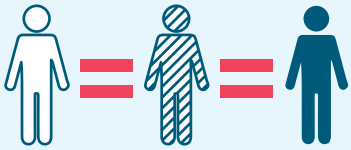
House **20,000 people** through the supportive housing system



Expand the Homelessness Prevention System and other early interventions to serve **2,500 people per year**



Double temporary housing and shelter capacity to reduce the number of people sleeping outside



Address the **racial inequities present** among unhoused people and families and track progress toward reducing disparities

*The reduction in annual inflow target was based on annual inflow prior to the COVID-19 pandemic. This target will be reevaluated once the longer term impacts of COVID-19 are known.



The Strategies

Reaching these ambitious goals will require a collaborative community response based on proven, evidence-based strategies to end homelessness as well as innovative approaches that maximize the resources available.

The strategies are organized under three areas of focus that make up the basic framework for the plan.

STRATEGY 1



Address the Root Causes of Homelessness Through System and Policy Change

To end homelessness in our community, we must address its root causes. This plan sets a five-year goal of reducing new unhoused individuals and families in a given year by 30%. The strategies below are targeted to address the entrenched economic and societal causes of homelessness through transformational systemic and policy change. The system we live in has created social, economic, and racial disparities and it will take monumental shifts in policies and priorities to make effective change. While eliminating these disparities across our community will take more than the five years covered by this plan, we can make substantial progress towards this important goal by implementing the strategies below.

1 Ensure that people accessing safety net services have the support they need to obtain and maintain housing.

- **A** Adopt housing screening and referral processes for individuals and families accessing safety net services.
- **B** Expand housing programs for families involved in the child welfare system.
- **C** Expand and diversify housing programs for foster youth to meet their long-term housing needs, so no foster youth become homeless.
- **D** Expand housing resources available to Medi-Cal recipients accessing services in the Specialty Mental Health System.
- **E** Advocate for the state and the federal government to increase funding and access to safety net services.

2 Ensure that people involved in the criminal justice system do not become homeless.

- **A** Support households with incarcerated family members to prevent homelessness.
- **B** Expand existing and develop new housing and workforce development programs to successfully reintegrate people leaving probation, parole, jails, and prisons into the community.

STRATEGY 1 Address the Root Causes of Homelessness Through System and Policy Change *(Continued)*

3 Create the conditions to develop enough affordable housing to meet the need in our community.

- **A** Work with cities to change local land use and housing policy to allow for development of more affordable housing and help reverse housing disparities that have negatively impacted people of color.
- **B** Identify underutilized land across the county to be used for dense affordable housing development.
- **C** Prioritize development of housing for extremely low-income individuals and families making 30% of Area Median Income or less and set joint targets.
- **D** Advocate for flexible funding that can speed up and create more affordable housing.

4 Protect residents from evictions, displacement, and housing discrimination.

- **A** Adopt and implement new fair housing plans for the region.
- **B** Strengthen local rent control and tenant protections.
- **C** Provide legal assistance to ensure that individuals and families most severely impacted by the lack of affordable housing, namely people of color, have equal access to housing.
- **D** Create a fund to preserve both naturally affordable and income-restricted affordable housing.

5 Ensure all residents who are able to work have access to living wage employment.

- **A** Support efforts to increase the minimum wage to a living wage in Santa Clara County.
- **B** Partner with corporations to create living wage job opportunities for people who are unhoused or at risk of homelessness.
- **C** Provide training, internships, and mentorships to help people who are unhoused or at risk of homelessness to obtain access to living wage jobs.
- **D** Invest in social enterprises that train and employ people who are unhoused or at risk of homelessness.

6 Expand public and private sector support for ending and preventing homelessness.

- **A** Increase community engagement and support for affordable and supportive housing development throughout the county.
- **B** Provide leadership opportunities for people with lived experience of homelessness to shape how we address homelessness in our community.
- **C** Create a county-wide education campaign that increases awareness of the causes and impacts of homelessness and ongoing efforts to end homelessness.



STRATEGY 2

Expand Homelessness Prevention and Housing Programs to Meet the Need

While Strategy 1 aims to close the gaps in our social safety net and address the other systemic causes of homelessness, we know that there will be some people over the next five years who will still become unhoused due to a severe shortage of affordable and accessible housing. To end homelessness, we will need to continue to build capacity to provide a broad array of housing and services over the next five years.

1 Increase the capacity of supportive housing programs for people experiencing homelessness.

A Expand the supportive housing system to provide housing and services to help 20,000 unhoused people secure stable, permanent housing. Expansion would target the following:

- 7,000 people housed in Permanent Supportive Housing programs that provide long-term support.
- 10,000 people housed through Rapid Rehousing programs that provide short- and medium-term support.
- 3,000 people housed through Housing Problem Solving and other short-term or one-time assistance.

B Develop programs tailored to the needs of specific populations of people experiencing homelessness, including:

- Youth and young adults
- Older adults (55+) and seniors
- Families with children
- Adults (ages 25 to 54) without children

2 Provide a broad range of supports to prevent homelessness.

A Expand the Homelessness Prevention System to prevent homelessness for an additional 7,000 households who are at risk by providing targeted financial assistance and supportive services.

B Provide targeted financial resources to prevent homelessness and eviction for severely rent-burdened residents living in existing affordable units.

3 Create a state-of-the-art supportive housing system.

A Center the voices of people who have lived experience of homelessness, especially people of color, in the policy and program design decisions of the supportive housing system.

B Invest in professional development and competitive pay to attract and retain a highly qualified workforce of homeless service provider staff.

C Incentivize hiring of people who have lived experience of homelessness to reflect the client population—especially people of color and LGBTQI+ persons.

D Increase access to supportive housing programs for people of color by addressing racial bias in our system.

STRATEGY 3

Improve Quality of Life for Unsheltered Individuals and Create Healthy Neighborhoods for All

The first two strategies of the plan seek to end and prevent homelessness for as many people as possible over the next five years. However, the reality is that many people will remain unhoused due to an extreme housing crisis and increasing income inequality. To address this immediate crisis in our community and ensure healthy neighborhoods for all, we must begin by doubling our temporary housing and shelter capacity to serve 2,000 additional households each night and increase investment in health, safety and other basic services to better meet the needs of people living in unsheltered conditions and build connections to housing programs and safety net services offered throughout the county.

1 Double the number of year-round temporary housing beds and offer a variety of welcoming temporary housing options throughout the county.

- **A** Build new partnerships to host emergency shelter, safe places to park and access services, and sanctioned encampments that are not swept and include hygiene and supportive services.
- **B** Reduce barriers to shelter such as allowing for pets, storage of personal items, greater privacy, longer stays, and provide higher levels of safety for residents.
- **C** Expand hours at new and existing shelters to remain open during the day.
- **D** Ensure that all families with children under 18 years old who are unhoused have access to emergency shelter or temporary housing.
- **E** Provide more public services in neighborhoods hosting emergency shelter or temporary housing programs.

2 Increase street outreach, hygiene services, and transportation options to match the needs of unsheltered residents.

- **A** Increase access to basic hygiene resources, including bathrooms, showers, and laundry
- **B** Increase the number of free public transit passes and other transportation options for people who are unhoused to access services.
- **C** Increase the number of street outreach staff and case managers working in encampments.
- **D** Provide opportunities for people who have lived experience of homelessness to provide peer-to-peer support.

3 Increase mental health and substance use services.

- **A** Increase the number of mobile crisis teams with clinical staff, and expand their hours, to support individuals experiencing severe mental health and substance use crises.
- **B** Increase the number of beds available for substance use treatment and provide the follow-up supportive services needed to prevent relapses.
- **C** Increase access to mental health treatment for people who are unhoused and struggling with mental illness.
- **D** Develop a plan to eliminate service access and treatment gaps for unsheltered people struggling with chronic and severe mental illness.

STRATEGY 3 Improve Quality of Life for Unsheltered Individuals and Create Healthy Neighborhoods for All *(Continued)*

4 Engage a cross-section of community partners to address the needs of unsheltered residents.

A Increase outreach to city and County staff and business and neighborhood associations about available resources to assist people who are unhoused.

B Engage the private sector to contribute funding to support health and safety services and shelter for people who are unhoused.

C Increase coordination between agencies engaging people living in encampments to ensure consistent and humane approaches to encampment resolution.

D Create a referral system where unhoused residents can access information and services, such as available temporary housing and homeless services.

5 Ensure that community spaces are safe and welcoming for housed and unhoused residents.

A Partner with new private sector, community-based, and faith-based organizations to create safe and welcoming community spaces in every community for unhoused people to access services during the day.

B Work with community organizations, cities, County agencies, and neighborhood associations to ensure that public spaces such as parks, libraries, and community centers remain clean, well-maintained, and welcoming to all.

Process Improvements Across Strategies 1, 2, and 3

Throughout our work, we must continue to expand coordination between systems, increase the use of data to improve programs, and increase training opportunities for all partners, including:

- Share data across safety net, criminal justice, and housing systems to better predict and target households who are experiencing homelessness or at risk of homelessness.
- Better utilize data collected in the homeless system of care and across County departments to know what is working well, what programs need improvement, and to identify inequities in the system.
- Provide demographic data, including race and ethnicity, in all reports on homelessness to highlight and address inequities.
- Create accessible dashboards that show our progress and hold our systems accountable.
- Provide trauma-informed care and racial equity/anti-racism training to all staff working with people experiencing homelessness.
- Increase access to services, including providing system navigation resources and training to all staff working with people experiencing homelessness.
- Align racial equity work in the homelessness sector with other racial equity initiatives in Santa Clara County.
- Expand partnerships with corporations, philanthropic institutions, and individual donors to secure private funding to reduce and prevent homelessness.
- Align and coordinate with other community efforts to address homelessness, such as the Homelessness Task Force.

Thank You!

The Community Plan Steering Committee would like to thank the following agencies and staff who participated in the Community Plan Work Group to gather community input and update the community plan:

- County of Santa Clara: Jackie MacLean, Hilary Barroga, Kathryn Kaminski, Hilary Armstrong
- City of San José: Sarah Zárate, Ragan Henninger
- Destination: Home: Ray Bramson, David Low
- City of Morgan Hill: Rebecca Garcia
- City of Mountain View: Wayne Chen
- LifeMoves: Bruce Ives
- Sacred Heart Community Service: Erin Stanton
- Community Solutions: Erin O'Brien

The Steering Committee and Work Group would like to thank the many people who are currently or formerly unhoused who shared their input and experiences to inform the community plan, including the following:

- Lived Experience Advisory Board
- Sacred Heart's Survivors of the Streets
- HomeFirst Sunnyvale Shelter's Client Collaborative
- Clients/residents from Hope's Corner, Bill Wilson Center, New Haven Inn, and Second Street Studios

The Steering Committee and Work Group would like to thank the following community stakeholders, agencies, and organizations for participating in the process:

- Abode Services
- Alta Vista High School
- Amigos de Guadalupe
- Anthem Blue Cross
- Bill Wilson Center
- Bitfocus
- Catholic Charities of Santa Clara County
- Charities Housing
- Cisco
- Cities Association of Santa Clara County
- City Team
- City of Cupertino
- City of Morgan Hill
- City of Mountain View
- City of Palo Alto
- City of San José
- City of Milpitas
- City of Santa Clara
- Community Services Agency
- Community Solutions
- County of Santa Clara:
  - Behavioral Health Services
  - Office of the District Attorney
  - Probation Department
  - Public Defender Office
  - Public Health Department
  - Reentry Services
  - Santa Clara Valley Medical Center
  - Social Services Agency
  - Office of Supportive Housing
  - Office of Equity and Social Justice
  - Offices of Supervisors Cindy Chavez, Dave Cortese, Susan Ellenberg, Joe Simitian, and Mike Wasserman
  - Valley Homeless Healthcare Program
- David and Lucile Packard Foundation
- Destination: Home
- Dependency Advocacy Center

- Downtown Business Association
- Downtown Streets Team
- EAH Housing
- East Side Union High School District
- Family Supportive Housing
- First Community Housing
- Gilroy Compassion Center
- HomeFirst
- Housing Trust Silicon Valley
- Humane Society of Silicon Valley
- Hunger at Home
- Kaiser Permanente
- Kids in Common
- Law Foundation of Silicon Valley
- LifeMoves
- LinkedIn
- Los Altos Community Foundation
- Mental Health Systems
- Next Door Solutions
- On Lok
- PATH
- Razing the Bar
- Resources for Community Development
- Santa Clara County City Managers Association
- Santa Clara County Housing Authority
- Santa Clara County Office of Education
- Santa Clara County Domestic Violence Advocacy Consortium
- Santa Clara Family Health Plan
- Sacred Heart Community Service
- Salvation Army
- Silicon Valley Community Foundation
- Silicon Valley Council of Nonprofits
- Silicon Valley at Home
- Silicon Valley Independent Living Center
- Silicon Valley Organization
- South Bay Coalition to End Human Trafficking
- Spectrum Equity
- St. Joseph Family Center
- Sunnyvale Community Services
- The Health Trust
- United Way Bay Area
- U.S. Department of Veterans Affairs
- West Valley Community Services
- YWCA of Silicon Valley



Santa Clara County: Community Plan to End Homelessness

Focus Area 1

Prevent people from becoming homeless.

Strategy A – Expand programs and investments to prevent people from becoming homeless.

Sub-Strategies

A1: Increase public and private funding for homelessness prevention programs.

A2: Strengthen and sustain a high-impact homelessness prevention system.

A3: Align policy and affordable housing investment to improve housing stability for households at-risk of homelessness.

Strategy B – Ensure services are effective to prevent people from becoming homeless.

Sub-Strategies

B1. Prevent evictions through early identification, tenant protections, and system coordination.

B2: Enforce fair housing protections and increase access to legal services to combat housing discrimination.

B3: Leverage health care resources to prevent homelessness.

Strategy C – Enhance coordination across systems to prevent people from becoming homeless.

Sub-Strategies

C1: Prevent homelessness at discharge or system exit through coordination with health care or behavioral health institutions, foster care, or criminal legal systems.

C2: Establish partnerships to increase income and employment for those at-risk of homelessness.

C3: Strengthen partnerships with safety net services for a community-driven approach to preventing homelessness.

DRAFT

Focus Area 2

Continue to house people and support them in retaining their housing.

Strategy A – Increase and maintain a range of housing options that meets the need.

Sub-Strategies

A1: Increase public and private funding to build more permanent housing and implement system improvements.

A2: Increase public and private funding to expand temporary housing capacity and implement system improvements.

A3: Prioritize development of housing for extremely low-income individuals and families making 30% of Area Median Income or less and set joint targets.

A4: Build up programs and services to reach geographically underserved areas of the county.

A5 Strengthen and diversify permanent housing capacity and options to meet varied needs and acuity levels.

A6: Strengthen and diversify temporary housing capacity and options, including Emergency Interim Housing (EIH), to meet varied needs and acuity levels.

A7: Co-design innovative and inclusive housing and service models with people with lived experience that expand access to diverse, permanent housing solutions.

Strategy B – Increase consistency, diversity, and quality of housing and services for people accessing the housing system.

Sub-Strategies

B1: Standardize high-quality service delivery and individualized care across the housing system.

B2: All housing programs are safe, healthy, and accessible to everyone.

B3: Improve tenancy support for participants in permanent housing programs.

B4: Invest in equitable workforce development programs for people with lived experience within the homeless system.

B5: Promote skill-building and career advancement opportunities for people with lived experience within the homeless system.

B6: Support the development and implementation of programs led by people with lived experience that provide peer support, housing navigation, and mentorship.

Strategy C – Improve system coordination throughout the housing system.

Sub-Strategies

C1: Reduce returns to homelessness and program exits.

C2: Increase coordination between property management and service providers to ensure housing stability.

C3: Reduce housing search time and expand landlord capacity for scattered site housing programs.

Focus Area 3

Strengthen access to care and services for people experiencing unsheltered homelessness.

Strategy A – Build capacity and expand access to trusted, culturally responsive, and coordinated services and resources throughout Santa Clara County.

Sub-Strategies

A1: Identify sustainable funding for increased access to care and services for people experiencing unsheltered homelessness.

A2: Prioritize peer-led and community-driven outreach and communications models to effectively serve underserved regions and populations who are historically underserved or overrepresented in the homeless system.

A3: Improve system-wide access to real-time, understandable, and comprehensive resource information and availability.

Strategy B – Increase consistency, variety, and quality of outreach, basic, and essential needs services.

Sub-Strategies

B1: Expand service delivery offerings for basic and essential needs and to support stability.

B2: Ensure that service providers are equipped with the skills, capacity, and ability to effectively serve those in unsheltered situations.

B3: Create a consistent, person-centered approach to address vehicular homelessness.

B4: Connect impacted populations to culturally responsive services.

Strategy C – Invest in approaches that improve outcomes and reduce harm for people living unsheltered and the community at-large.

Sub-Strategies

C1: Strengthen coordination between behavioral health, homeless service providers, and public safety partners to divert non-violent homeless-related calls away from law enforcement.

C2: Expand re-entry and behavioral health services as alternatives to arrest or emergency room admission.

C3: Decrease the number of people residing in encampments and reduce criminalization of homelessness for those who are unsheltered

Focus Area 4

Center and invest in people with lived experience to lead and transform the homeless system.

Strategy A – Expand the representation of people with lived experience in leadership roles and decision-making bodies.

Sub-Strategies

A1: Build capacity of local jurisdictions and organizations to increase lived experience in leadership roles and decision-making bodies

A2: Create accessible and flexible leadership opportunities that consider varying interests, availability, and backgrounds

A3: Reduce structural barriers to participation.

Strategy B – Build leadership capacity and advancement pathways for people with lived experience.

Sub-Strategies

B1: Provide opportunities such as mentorship and education for people with lived experience to establish pathways for leadership advancement.

B2: Support transitions from advisory roles to formal decision making and leadership positions.

B3: Advance equity in hiring, advancement, and retention of people with lived experience.

Strategy C – Equip homeless system partners to effectively partner with people with lived experience.

Sub-Strategies

C1: Establish standards and best practices to support authentic lived experience engagement

C2: Formalize processes to regularly evaluate the quality and depth of lived experience engagement and use findings to drive improvement.

C3: Develop clear accountability measures to transparently demonstrate how lived experience input informs decisions and system change.

City of Santa Clara's
Citywide Plan to Reduce Homelessness and Its Impacts

Draft

July 8, 2025

Prepared by the City of Santa Clara in partnership with Homebase.

Acknowledgements

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- Michelle Ortega, Community Member at Large
- Santiago Arrendondo Jr., Community Member at Large

About Homebase

The City contracted with Homebase—a national technical assistance provider on homelessness—to facilitate a Homelessness Taskforce to help prioritize the City's resources and efforts and develop this draft plan in partnership with the City. Homebase is a nonprofit dedicated to building community capacity to prevent and end homelessness.

Table of Contents

ACKNOWLEDGEMENTS 2

TABLE OF CONTENTS 3

INTRODUCTION AND BACKGROUND 4

The City Planning Process 4
A Snapshot of Homelessness in the City of Santa Clara 6

OVERVIEW OF EXISTING RESOURCES AND PROGRAMS 8

The Supportive Housing System in Santa Clara County
Resources in the City of Santa Clara

COMMUNITY NEEDS AND GAPS 12

Lack of affordable housing is a key driver of homelessness.
Supportive services are necessary to long-term housing stability.
Crisis response resources are needed within the city limits.
Trash, bio waste, graffiti, and fires impact public health and quality of life for all residents.

STRATEGIES TO REDUCE HOMELESSNESS AND ITS IMPACTS 18

Strategy Area 1: Increase availability of supportive housing and Extremely Low Income (ELI) housing
Strategy Area 2: Prevent homelessness for City residents who are at-risk
Strategy Area 3: Conduct proactive street outreach to engage people who are unsheltered and connect them to resources
Stategy Area 4: Address basic needs of people living outside, including shelter, health, and hygiene
Strategy Area 5: Reduce the impacts of unsheltered homelessness throughout the community
Strategy Area 6: Foster productive community conversation about the causes, needs, and experience of homelessness

Appendix A: Two-Year Workplan 26
Appendix B: Two-Year Implementation Budget 27
Appendix C: Summary of Taskforce Discussion and Community Engagement Feedback 29

Introduction and Background

The City Planning Process

The issue of homelessness has become increasingly visible, urgent, and complex for many cities in the Bay Area, and the City of Santa Clara is no exception. As housing costs continue to soar, so do the number of people experiencing homelessness in our community. While cities often cannot solve the issues relating to homelessness on their own, they do have a critical role to play in reducing homelessness, and the City of Santa Clara is committed to doing its part.

While homelessness is a very local experience, it's a regional challenge. In Santa Clara County, as is the case across much of the Bay Area, cities are adjacent to one another, and people – housed and unhoused alike – regularly cross city lines, even when only traveling a few miles or even blocks. They may live in one city, work in another, and shop or visit friends or family in a third, all within a given day, week, or month.

Understanding both the nature of homelessness and strategies for addressing it in the City of Santa Clara requires focusing on the City and its neighborhoods. It also requires awareness of the realities of homelessness across the County, as well as resources and strategies for addressing the issue County-wide.

"Every member of our community deserves a safe and stable home—and it is our collective responsibility to make this vision a reality."

– Community Plan to End Homelessness in Santa Clara County

In this spirit of community, compassion, and collaboration, and recognizing the need for locally-focused efforts as well as regional approaches and collaboration, the City of Santa Clara sought to develop a Citywide Plan to Reduce Homelessness and its Impacts (City Plan) that would draw from and complement the broader efforts already underway as part of the 2020-25 Santa Clara County Community Plan to End Homelessness (Community Plan).

Community Plan to End Homelessness in Santa Clara County

In 2019, the County of Santa Clara Office of Supportive Housing (OSH) and a variety of partners embarked on a strategic planning process that spanned nearly a year, included a variety of community engagement opportunities surveys, focus groups, interviews, community meetings, and meetings with City departments, and culminated in the countywide Community Plan.

The Santa Clara City Council endorsed the Community Plan in March 2021, and this City Plan was developed to align with the three key strategies adopted in the Community Plan:

Strategy 1: Address the root causes of homelessness through system and policy change

"The system we live in has created social, economic, and racial disparities and it will take monumental shifts in policies and priorities to make effective change."

Strategy 2: Expand homelessness prevention and housing programs to meet the need

"To end homelessness, we will need to continue to build capacity to provide a broad array of housing and services over the next five years."

Strategy 3: Improve quality of life for unsheltered individuals and create healthy neighborhoods for all

Even with strategies in place to prevent and end homelessness for as many people as possible, "the reality is that many people will remain unhoused due to an extreme housing crisis and increasing income inequality."

City of Santa Clara Homelessness Taskforce

To help achieve its planning goals, the City convened a Homelessness Taskforce in March 2022, which brought together diverse lived experiences to help the City identify and prioritize the feasible strategies it could and should implement, keeping in mind what City resources are available, where the City's expertise and influence is strongest, and what countywide systems and resources are in place.

Members of the Taskforce included both members of the community and representatives from homeless service agencies. Eight community members were selected from a pool of over 130 applicants, and represent a diverse set of backgrounds, including the following:

- Each City Council district is represented by one member,
- Four members have lived experience of homelessness, and
- Five members represent local agencies.

The purpose of the Taskforce was to provide input and make recommendations to inform the City Plan, including by:

- Helping to identify both what the City and County are already doing well and gaps that exist in resources and efforts to address homelessness specifically in the City of Santa Clara;
- Brainstorming potential strategies to reduce and fill those gaps; and
- Helping to prioritize strategies and actions that are within the City's capacity and control in order to reduce homelessness and its impacts within the City.

The Taskforce also helped guide and support the community engagement process.

Members of the public were able to listen in and view monthly Taskforce meetings from April to October 2022, submit questions and comments, and participate in other community engagement opportunities (see below).

Community Engagement

Throughout the planning process, feedback was gathered from community members over a period of six months in 2022 from a diverse set of stakeholders and the community at-large. The community engagement process included outreach to many sectors throughout the City and Santa Clara County, including community members, people with lived experience of homelessness, businesses, service providers, and City staff.

The community engagement process included the following opportunities to provide feedback:

- 4 focus groups with people with lived experience of homelessness, housing and services providers, community members, and City staff;
- Survey of the business community on how homelessness has impacted their businesses and employees with 276 respondents;
- 12 interviews with people with lived experience of homelessness;
- 6 Homelessness Taskforce Meetings open to the public;
- Community Forum open to all members of the public for participation; and
- Public comment submitted via email and during Taskforce meetings.

In addition to the feedback sources throughout the community engagement process, the following data sources were also consulted as part of this Plan.

- 2022 Santa Clara County Homeless Census and Survey Data
- Homelessness Management Information System (HMIS) Data
- Additional reports and background information shared with Homebase by City staff

The City sought feedback from the community on the draft framework of the City Plan from October-December 2022. The draft framework was presented at a City Council study session on January 10, 2023. This City Plan incorporates the City Council's feedback on the draft framework.

A Snapshot of Homelessness in the City of Santa Clara

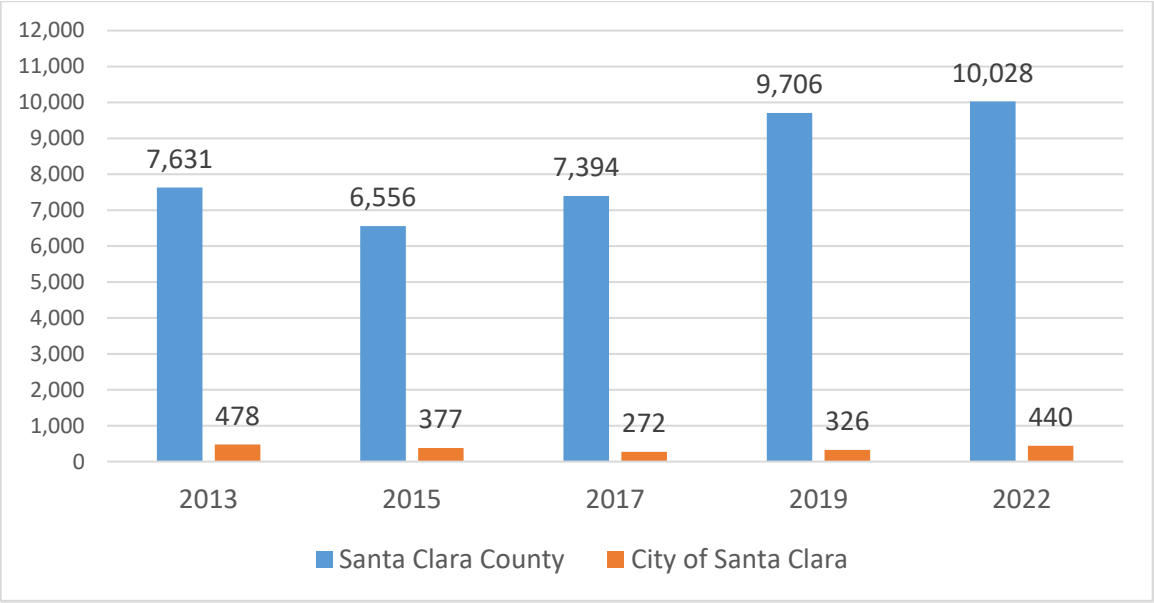
This section provides a brief snapshot of data on people experiencing homelessness in the City of Santa Clara to provide some initial context for the City Plan as compared to the countywide Community Plan.

Every other year, the County conducts the Santa Clara County Homeless Census and Survey, a visual Point in Time (PIT) count of people experiencing homelessness on a single night.[1] When multiple years'

[1] The Santa Clara County Homeless Census and Survey uses the U.S. Housing and Urban Development (HUD) definition of "homeless" and includes people sleeping outside, in vehicles, in any place not meant for humans to live, as well as in emergency shelter and transitional housing. It does not include people who are living in overcrowded housing, who are couch surfing, or are paying for their own hotel room.

worth of PIT Count data is reviewed, it provides the best data available on the number and characteristics of people experiencing homelessness over time. Due to COVID-19, the 2021 count was pushed back a year and was conducted in February 2022.

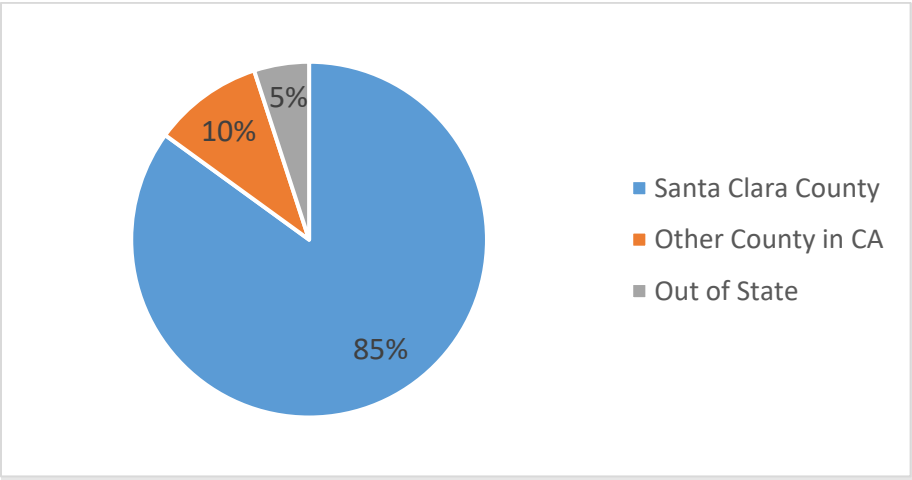
Homeless Census and Survey: Number of People Experiencing Homelessness Over Time



The Homeless Census and Survey is an important source of information about population trends; however, the number of people who experience homelessness in the City over the course of a year is likely much higher than what a point-in-time count represents. This is because a point-in-time count only measures the number of people who are homeless on a given day. It does not account for the many people who fall in and out of homelessness during the rest of the year.

The 2022 Homeless Census and Survey revealed that the vast majority of people who are experiencing homelessness were in Santa Clara County when they lost their housing. This is consistent with data from previous years.

2022 Homeless Census and Survey: Residence when Housing Was Lost



Overview of Existing Resources and Programs

The Supportive Housing System in Santa Clara County

Homelessness is a regional issue, and many of the services and programs available to City of Santa Clara residents are part of a countywide system supported by various funders, including the County of Santa Clara. The City of Santa Clara contributes resources to this countywide system, in addition to the targeted services it provides within the city itself.

Homelessness Prevention

The countywide Homelessness Prevention System provides flexible financial assistance and resources for households at risk of losing their housing. In addition to financial support, partner agencies offer case management, legal services, employment assistance, landlord mediation, and financial coaching.

Supportive Housing

Countywide, there are a range of supportive housing programs, each of which offers help finding and paying for housing, as well as connections to vital resources and supports that help people remain stably housed. The majority of these programs, including long-term permanent supportive housing and time-limited rapid rehousing and transitional housing programs, accept any resident of Santa Clara County, regardless of city. Many of these services require clients to travel to offices for services or to apply online which may be difficult if a client has low or limited literacy skills, lacks internet access, lacks skills to use technology, or lacks access to transportation.

Coordinated Entry System

The Santa Clara County Coordinated Entry System provides a streamlined, centralized system that identifies and prioritizes individuals and families experiencing homelessness with housing resources within a county-wide inventory of roughly 6,000 supportive housing units. Placements are based on the acuity of client's needs. It is important to have trained outreach workers who can locate unhoused residents, build trust, and conduct assessments so that clients can be eligible for supportive housing placement. Unfortunately, the demand for supportive housing far exceeds the supply and many high need clients remain unhoused.

Emergency Shelter

As of January 2023, 1,640 emergency shelter beds across Santa Clara County offer places to sleep inside for people experiencing homelessness. During fiscal year 2024, a total of 780 individuals with a connection to the City of Santa Clara enrolled at an emergency shelter somewhere in Santa Clara County.

Here4You Call Center

In 2022, Santa Clara County, in partnership with the Bill Wilson Center, launched the Here4You Call Center, which provides housing problem solving services and centralized referrals to emergency shelters to resolve the immediate housing crises of Santa Clara County residents. The Call Center also provides transportation to emergency shelter when necessary.

Behavioral Health Services

The Santa Clara County Behavioral Health Services Department offers a wide range of behavioral health services to ensure that residents of Santa Clara County have access to help when they need it. City of Santa Clara residents can access services through the Mental Health Call Center or the Substance Use Services Call Center.[2] Some of the programs offered by the County include but are not limited to, targeted outreach to housed and unhoused high utilizers of emergency services and a Mobile Crisis Response Team (MCRT) that can respond to individuals in crisis who exhibit mental health symptoms or who may be suicidal to deliver crisis intervention, de-escalation services, and connections to community resources throughout the county. More outreach is needed to help connect clients with resources and emergency shelter while they wait for permanent housing and before their health deteriorates further.

Resources in the City of Santa Clara

While many programs and services to reduce homelessness and its impact are countywide, the City of Santa Clara also has existing and ongoing efforts to address the issue. This section outlines the programs, services, and resources located within the City of Santa Clara that are available to people currently or at risk of experiencing homelessness.

Extremely Low-Income and Supportive Housing:

Extremely low-income (ELI) housing is housing with a particular focus on households that are between 0% to 30% of the Area Median Income (AMI). These income limits are established annually by the California Department of Housing and Community Development. Effective April 2025, this amount was a maximum income of $60,250 for a family of four living in Santa Clara County.[3] Notably, 5,725 Santa Clara Households are ELI. In total, City has invested in 1,286 units of affordable housing, 306 of which are for Extremely Low Income (ELI) residents.

Supportive Housing is affordable housing that includes wrap-around services for residents to live and thrive in their home. The City invests in intensive case management for individuals residing in permanent supportive housing.

The City has supported the development of new extremely low-income and supportive housing through the 2016 Measure A Affordable Housing Bond:

Calabazas Community Apartments:

The first supportive housing complex in the City of Santa Clara, Calabazas Community Apartments, broke ground in December 2019. The 145- unit apartment building is now home to a diverse group of low-income individuals and families, some of whom previously experienced homelessness. Supportive services offered for residents include case management, social services, job assistance, financial literacy, computer training, and health education.

[2] https://bhsd.sccgov.org/home

[3] State Income Limits for 2025. State of California Department of Housing and Community Development, Division of Housing Policy Development. https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2025.pdf

Agrihood Senior Apartments:

Agrihood Senior Apartments is a 165 affordable unit development in progress, which will consist of 70 studios, 83 one-bedrooms, 10 two-bedrooms, as well as two resident manager units. A portion of the units will be leased to qualifying senior veterans and 54 of the units will be set aside as permanent supportive housing for households experiencing homelessness.

Kifer Senior Apartments:

Kifer Senior Apartments, currently in development, will consist of 79 affordable apartments. 45 of the units will be reserved as Permanent Supportive Housing (including resident manager units) for older adults with special needs, 17 will be available to households earning up to 30% of area median income, and 17 will be available to households earning up to 50% of area median income.

1601 Civic Center Drive:

1601 Civic Center Drive is currently in predevelopment. The project has been entitled and proposes to build 106 new ELI/VLI housing units including 27 Rapid Rehousing units. The City committed funding in late 2023 but a funding gap remains.

The City continues to identify resources, locations, and development opportunities for additional affordable housing units. The City allocates most of its affordable housing funds for households earning less than 80 percent of the County median income, and it recognizes the need for supportive housing for low-income seniors and persons with disabilities.

Crisis Response

While the City of Santa Clara works to increase its affordable housing supply, a process that takes years, it has invested in homelessness prevention and crisis response to ensure the city remains a safe and clean community for all, and to ensure that individuals and families at risk of or experiencing homelessness have resources to meet their basic needs. The following are services supported by the City of Santa Clara that are available to city residents experiencing homelessness or at risk of losing housing, as well as services provided by other community partners that are located within the city.

Homelessness Prevention

The City contributes $50,000 a year to the County of Santa Clara's Homeless Prevention System. The Homeless Prevention System is comprised of a network of 20 community partners collaborating to stabilize housing for at-risk households, serving community members with vastly diverse lived experiences and of different cultures, ages, and household compositions.

Rental Assistance

The City, in partnership with Abode Services, funds a Tenant Based Rental Assistance (TBRA) program of approximately $1,000,000 combined each year. TBRA provides housing assistance in the form of deposits and rental subsidies for up to 12 months, along with case management services, to families with children experiencing homelessness, those fleeing domestic violence, or families with children that are at risk of homelessness for households at or below 60% Average Median Income.

Outreach

The City's Police Department includes a Community Response Team that conducts outreach while not in uniform to respond to crises and connect people experiencing homelessness to existing services. While the team does not conduct housing assessments for the County's supportive housing system, it does facilitate assessments with partnering entities.

Encampment Cleanup

The City has an agreement with Tucker Construction to provide encampment cleanup services in the City. The Police Department's Community Response Team coordinates with other City departments as needed and partners with the Santa Clara Valley Water District, the Santa Clara County Roads and Airports Department, transportation agencies, private property owners, and others to conduct clean-up and abatement.

Basic Needs

The City, in partnership with WeHope, is piloting a service that provides weekly mobile shower and laundry service for unsheltered individuals.

The City, in coordination with United Way, provides funding of $5,000 per year for 2-1-1 telephone-based services to help residents locate shelter and food. United Way 2-1-1 is an easy-to-remember, three-digit number that families and individuals can call to obtain free and confidential information on health and human services. This service is available in a variety of languages.

Case Management

The City, through NextDoor Solutions, funds $30,000/year for comprehensive support services for survivors of domestic/intimate partner violence to address crisis, safety, stability, and self-sufficiency needs. These services aim to assist the survivor in developing self-efficacy to address immediate, short, and long-term goals and address the client's needs.

The City, in partnership with the County Office of Supportive Housing, funds $125,000/year for intensive case management for residents of permanent supportive housing.

Interim and Transitional Housing

Covenant House provides transitional housing for youth experiencing homelessness ages 18-24 for up to two years. The program includes onsite case management, mental health counseling, education and employment support, and access to long-term housing opportunities.

The Bill Wilson Center, partially funded by the City of Santa Clara, provides short-term housing for youth ages 11-17 experiencing homelessness, transitional and supportive housing services for youth and young adults ages 17-21, as well as assistance for young-parent families.

Resources for Community Development partnered with the County to rehabilitate the Bella Vista Inn on El Camino Real. The site will operate as interim housing for 1-2 years and will convert to permanent supportive housing once phase two, which includes new units, are constructed.

There continues to be a need in Santa Clara for non-congregate interim housing for adults.

Behavioral and Mental Health Crisis Response

City staff regularly coordinates with the Momentum Health Trusted Response Urgent Support Team (TRUST) program to help residents during urgent mental health or substance use situations. TRUST is a community-driven mobile mental health crisis response team composed of specially trained community residents including those who have first-hand experience with mental health challenges; crisis intervention specialists; and first aid provider/responders. TRUST teams are different from other County-supported mental health crisis response teams, as they respond without involving law enforcement. The TRUST team can be reached through the suicide crisis line at 9-8-8.

The Santa Clara Police Department also coordinates closely with the Santa Clara County Psychiatric Emergency Response Team (PERT). PERT is a crisis intervention model that pairs a licensed mental health clinician with a law enforcement officer to respond to calls in real time involving people in active, acute mental health crises.

Community Needs and Gaps

The needs and gaps below were identified through the analysis of community data about homelessness in the City of Santa Clara, as well as input during Homelessness Taskforce meeting discussions, focus groups with a variety of stakeholders, feedback from a Community Forum event, public comments, and feedback and information from City staff.

Source of Quantitative Data

The primary data source for this analysis is the Santa Clara County Homelessness Management Information System (HMIS).[4] HMIS is a very useful source of data because it is a widely used system. Most people who are accessing any type of homeless-specific resource are reflected in HMIS, and all providers who use HMIS collect and enter the same data in the same way. HMIS is also able to show more than just a single point in time; it can provide data about everyone who interacted with a homeless system service provider over a period.

As with any data source, there are limitations to the data available in HMIS. The primary limitation is that HMIS only contains information about people who connect with homeless-dedicated services. For example, if someone is sleeping in their car and hasn't interacted with outreach workers or accessed any other type of housing assistance or shelter, they aren't reflected in HMIS.

The analysis below uses self-reported data in HMIS to identify individuals and families with connections to the City of Santa Clara, including those who:

[4] Homeless Management Information System (HMIS) is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Not all homeless service providers participate in data collection; however, participation by providers in Santa Clara County is very high.

2) Currently live in the City;
3) Lived in the City immediately prior to losing housing;
4) Work or attend school in the city; or
5) Spend most of their time in the city.

People Experiencing Homelessness Who are Connected to the City of Santa Clara

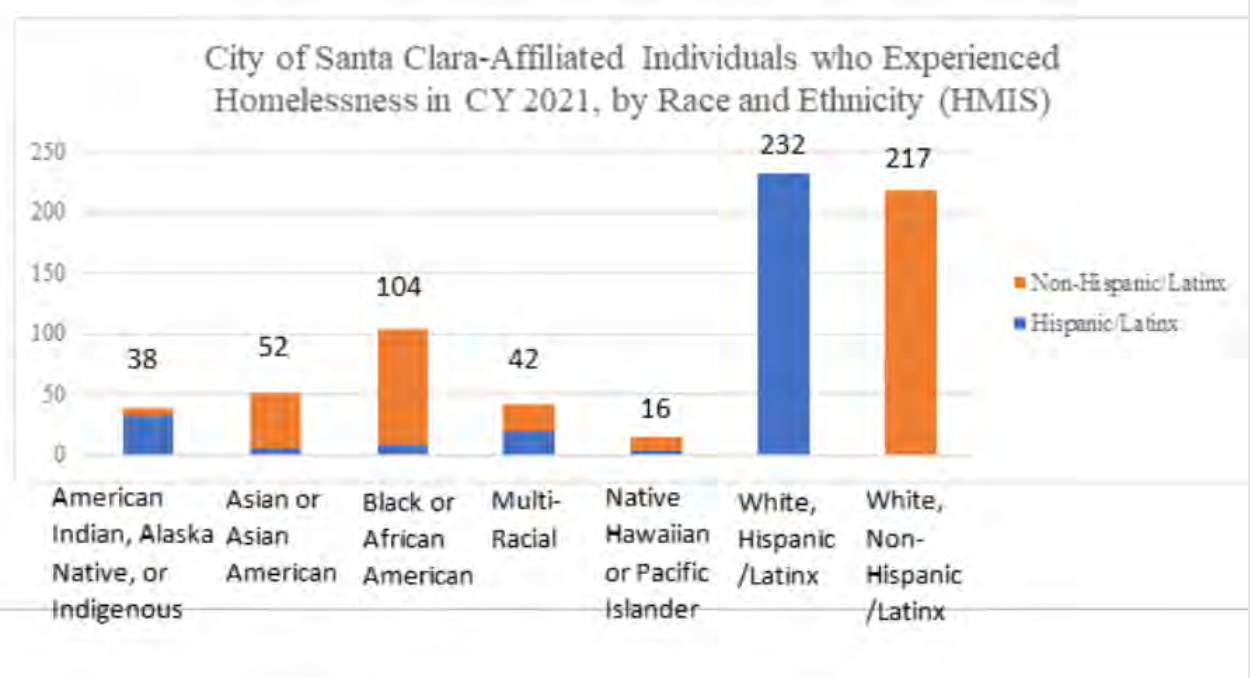
During calendar year 2021, a total of 769 individuals experiencing homelessness with a connection to the City of Santa Clara were recorded in HMIS.[5] HMIS data reveals that over half of those experiencing homelessness have a disability, and approximately one third have experienced domestic violence.

City of Santa Clara-Affiliated Individuals who Experienced Homelessness in CY 2021 (HMIS)	
Total	**769**
Youth and Young Adults (aged 0-24)	132 (17%)
Older Adults (aged 55+)	231 (30%)
With a Disability	453 (59%)
Met the Definition of "Chronically Homeless"[6]	384 (50%)
With Experience of Domestic Violence	264 (34%)

Demographic information collected in HMIS illustrates the racial and ethnic makeup of this population. The chart below breaks down each response category for race by ethnicity response (Hispanic/Latinx or Non-Hispanic/Non-Latinx). The response category "White" is displayed in two separate bars, broken out by ethnicity response, due to the relatively high number of individuals identifying as White. Of 769 individuals, a total of 352 (46%) identified as Hispanic or Latinx.

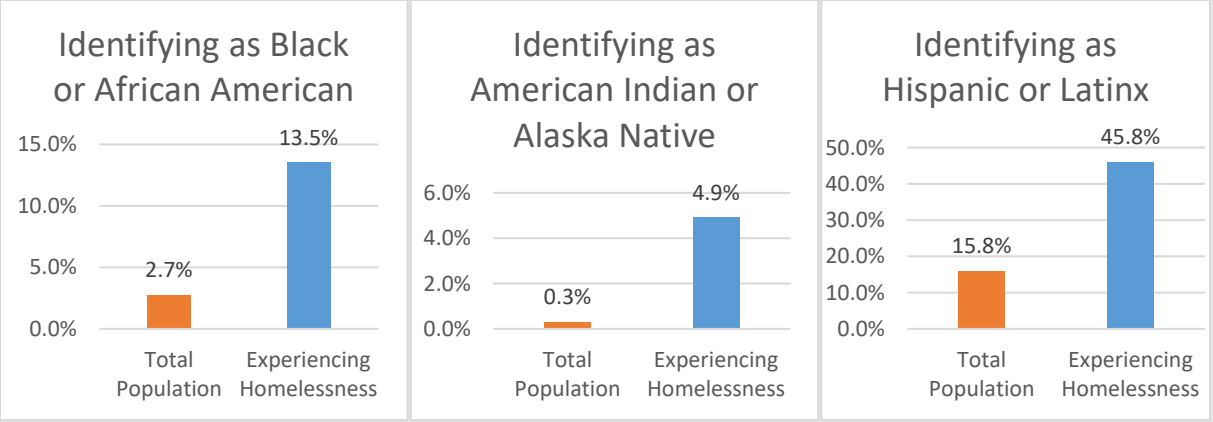
[5] Most projects that enter data into HMIS use the U.S. Housing and Urban Development (HUD) definition of "homeless," which includes people sleeping outside, in vehicles, in any place not meant for humans to live, as well as in emergency shelter and transitional housing. It does not include people who are living in overcrowded housing, who are couch surfing, or are paying for their own hotel room.

[6] The federal definition of "Chronically Homeless" includes people who have a disabling condition that impacts their housing stability and have experienced homelessness for at least 12 months.



As the above graph shows, the largest category of people experiencing homelessness connected to the City are people who identify as white and Hispanic or Latinx, followed by people who identify as white and non-Hispanic.

The demographics of City of Santa Clara households experiencing homelessness are particularly relevant when compared to the overall population. As the charts below show, people of certain races and ethnicities are disproportionately represented among people experiencing homelessness. In other words: certain races and ethnicities are more likely to experience homelessness than others.[7]



Lack of affordable housing is a key driver of homelessness.

[7] Demographics of the total population of the City of Santa Clara were derived from U.S. Census Bureau data at: https://www.census.gov/quickfacts/fact/table/santaclaracitycalifornia/PST045222

The primary unmet need for people at risk of or experiencing homelessness across the county is access to housing they can afford, with the services and resources they need to remain stably housed. Such services could include ongoing case management and regular mental health care, not just crisis care. The table below shows the numbers of people in defined income categories of low-income households who are housing cost burdened, meaning they spend more than 30% of their gross income on housing costs.[8] Thousands of low-income renters are living with a risk of housing loss, because of high housing costs and inadequate income.

	Population within the City of Santa Clara	Number who are Housing Cost Burdened
Low-Income (50-80% of Area Median Income)	4,995	**2,675**
Very Low-Income (30-50% of Area Median Income)	5,145	**3,640**
Extremely Low Income (<30% of Area Median Income)	6,145	**5,225**

In response to the countywide Homeless Census and Survey in 2022, the top five most commonly reported obstacles for people experiencing homelessness to obtain housing were:

- Can't Afford Rent;
- No Job/Income;
- No Housing Available;
- No Money for Moving Costs; and
- Housing Process Too Difficult

Input from providers, people with lived experience, and local government partners during the outreach process aligns with the data above. Households experiencing homelessness report struggling with high rents, lack of income, and low housing availability in the community. Many community members, both housed and unhoused, identified affordable housing as a top priority during the community engagement process for this plan.

Supportive services are necessary to long-term housing stability.

In addition to the need for affordable housing, many individuals and families experiencing homelessness need social support and targeted services to rebuild health and stability. Based on data in HMIS about Coordinated Entry System assessments for people with a connection to the City of Santa Clara, 48% were identified as needing housing assistance with time-limited supportive services, and 40% were identified as needing housing assistance with long-term or permanent supportive services.

[8] The Comprehensive Housing Affordability Strategy (CHAS) website provides information, based on American Community Survey data for 2015-2019, about household income cross-referenced with housing characteristics: https://www.huduser.gov/portal/datasets/cp.html#year2006-2019

Homelessness Taskforce members and service providers identified the following high-priority supports and resources:

- Support with goal-setting and coordination of services (i.e., case management);
- Medical and behavioral health care;
- Education and employment support;
- Domestic violence advocacy;
- Transportation; and
- Services targeted to seniors and youth.

Crisis response resources are needed within the city limits.

A strong recurring theme through the Homelessness Taskforce discussions and community input was the need for access to key services, such as emergency shelter, proactive housing-focused outreach, and behavioral health services, within the City of Santa Clara.

In calendar year 2021, a total of 347 individuals stayed at least one night in an emergency shelter somewhere in the county. While people in the City of Santa Clara are eligible to access shelter countywide, only 10 shelter beds were located within the city itself, and those beds are all youth-dedicated in calendar year 2021. To access shelter, individuals and families must go to other cities within Santa Clara County, including people whose jobs, schools, and communities are in the City of Santa Clara.

While the Police Department's Community Response Team conducts outreach to respond to crises and to connect people experiencing homelessness to resources, this team is primarily responsive to calls from the community rather than proactive. There is no proactive street outreach in the City of Santa Clara, as there is in other areas of the county. Consistent, housing-focused street outreach is essential to meeting the basic needs of people living outside, building relationships of trust with unsheltered individuals, and conducting assessments to connect people to the County's Coordinated Entry System.

One of the most frequently identified unmet needs for people living outside or in vehicles was accessible behavioral health care. HMIS data indicates that over half of the people experiencing homelessness in the city have a disability, which includes individuals with behavioral health conditions as well as physical and developmental disabilities. Additionally, half of those recorded in HMIS are experiencing chronic homelessness, which entails long episodes of homelessness that often result in trauma and other health impacts. People with experience being unsheltered and local provider partners noted that accessing and staying connected to behavioral health care can be challenging, particularly for those living outside.

Community members, both housed and unhoused, as well as city employees who interact with the public, described the impacts of unmet behavioral health needs on the community. Currently, resources to respond to a behavioral health crisis quickly and safely, which are primarily provided by the County Behavioral Health Services Department, are limited, and not widely known in the community. In addition, transportation options to access such services can also be a barrier.

Trash, bio waste, graffiti, and fires impact public health and quality of life for all residents.

Of the 769 individuals who experienced homelessness in calendar year 2021, 422 (55%) did not stay in an emergency shelter during that time. Many of these individuals likely spent their experiences of homelessness outside, in their vehicles, or in other places not meant for humans to live.

Individuals and families living outside or in vehicles have limited to no access to basic hygiene resources such as bathrooms, running water, laundry, and trash and bio waste disposal. This severely and directly affects the health and dignity of people who are unsheltered. It also creates public health and environmental impacts more broadly, including waste and trash in public spaces and on private property. The lack of housing also impacts public spaces such as parks, community centers and libraries as unhoused residents may prevent other community members from fully accessing these services by blocking physical access for example. Unhoused people may seek shelter in highly frequented areas, impeding access to entryways and belongings often accumulate creating a health hazard and an unwelcoming atmosphere for visitors. The daily activities of living outside can cause other public safety hazards for residents, both housed and unhoused, such as the risk of cooking fires spreading out of control. Other safety issues include drug use (e.g. methamphetamine smoke wafting into residences), vermin and disease from the accumulation of refuse, and toxic/hazardous materials spilling into waterways.

Input gathered through the Homelessness Taskforce discussions and community engagement process, as well as extensive public comment, highlighted an urgent need for expanded resources to address these impacts. The City of Santa Clara has funded both encampment cleanups and mobile shower and laundry services, but the scale of these interventions has not yet matched the need.

Strategies to Reduce Homelessness and its Impacts

The six Strategy Areas and 34 associated work items outlined in this section serve as a roadmap for the City of Santa Clara's ongoing and future efforts to address homelessness and its impacts. The strategies and work items were developed in coordination with the City's 2023-2031 Housing Element and the County's 2020-2025 Community Plan to End Homelessness and informed by input collected from the Homelessness Taskforce, community engagement efforts, City staff, and the City Council at the January 2023 study session.[9] They are designed to respond to identified community needs and service gaps through a combination of short- and long-term actions that are cost-effective, impactful, and balance compassionate support, service accessibility, and public safety.

The six Strategy Areas and associated work items are as follows:

Strategy Area 1: Prevent homelessness for City residents who are at-risk

Aligns with Countywide Community Plan Strategies 1 and 2

Objectives

- ✓ Reduce the inflow into homelessness among City residents at imminent risk of losing their housing.
- ✓ Reduce displacement and help tenants relocate when needed.
- ✓ Increase the availability and accessibility of services within the City for City residents.

Work Items

1.1: By December 2025, partner with the Charities Housing, CORE, Santa Clara County's Office of Supportive Housing, Destination Home, the Housing Authority and others to reduce rent burden for seniors living in the Belovida apartment complex and carrying out a minor rehabilitation of the building.

1.2: By 2027, explore increasing the City's investment in the Countywide Homelessness Prevention System to increase access to rental assistance, deposit assistance, car repair, housing problem solving, and other prevention related services for City residents.

1.3: By 2026, expand the City's investment in Tenant Based Rental Assistance to serve 10-20 additional households per year.

[9] For a summary of the input from Homelessness Taskforce discussions and the community engagement process see Appendix C. While all input provided by community members during the planning process was reviewed and considered, not all community input resulted in strategies. There are multiple reasons for this, including that some activities suggested through community input have been shown to cause harm to already vulnerable people while not meaningfully reducing homelessness or mitigating its impacts. Many actions which may temporarily appear to reduce the presence of unsheltered individuals do not result in reductions in homelessness and may erode or prevent the trust that is critical to meaningfully engage and support people experiencing homelessness. This plan focuses on strategies that have the potential to reduce homelessness and its impacts in a meaningful and sustainable way.

1.4: By 2026, explore implementation of policies to prevent displacement and/or facilitate a soft landing when relocation is unavoidable including but not limited to the following:

- Policies that minimize displacement resulting from code enforcement
- No net loss policy for income restricted affordable housing
- Longer notification requirements for tenants when housing will be redeveloped
- Landlord paid relocation benefits for tenants impacted by no cause and no-fault evictions
- Creating a rental deposit cap

Strategy Area 2: Increase availability of short-term shelter, permanent supportive housing, and Extremely Low Income (ELI) housing

Aligns with Countywide Community Plan Strategies 1 and 2

Objectives

- ✓ Create new shelter and housing that is affordable and accessible to people experiencing or at risk of homelessness.
- ✓ Use all the tools available to the City to increase housing affordability, especially at ELI levels.
- ✓ Reduce opposition to new development at all stages – from initial planning through operation.

Work Items

2.1: By 2031, add 136 new emergency shelter, interim housing, rapid rehousing, or shared supportive housing beds/units to provide shelter options for unhoused residents in Santa Clara who are waiting for placement in permanent affordable housing.

- Include people with lived experience in the planning process to ensure that new options are designed to meet the needs of people living in unsheltered situations.
- Set aside beds and interim housing for unhoused residents currently living in the City of Santa Clara.

2.2: Select a site, procure an operator, and implement a pilot overnight inclement weather program to be activated during cold or inclement weather events.

2.3 Develop an inventory of potential sites for safe parking and report back to Council on the estimated cost and funding gap to set up and operate this program for at least two years.

2.4: Continue to engage with Destination: Home's Housing Ready Communities Program, SV @ HOME and other agencies to increase awareness of the causes and impacts of homelessness and best practice solutions to foster understanding of and support for affordable housing development.

2.5 By 2027, develop communication guidelines in collaboration with developers, service providers, property management companies, City and County departments, unhoused residents and housed neighbors to ensure successful integration of new interim and supportive housing developments into the community. This protocol may include:

- Guidelines for staffing ratios and availability of supportive services

- Key messaging/education for housed community members as well as incoming tenants
- Creating channels for communication between neighbors during planning phases and after a housing site is operating
- Opportunities for connection and community-building for existing neighborhood residents and incoming tenants
- Coordination with and expansion (if needed) of emergency response services, as well as other community-based service options for complaints or concerns that do not warrant emergency response

2.6 Explore amendments to City's housing-related policies to facilitate more affordable housing development.

- By 2031, implement programs in the Housing Element workplan (Chapter 13.2) related to zoning, general plan text amendments, updating the affordable housing ordinance, and more.

2.7 By 2031, work towards the Housing Element goal of permitting 1,436 extremely low and 1,436 very low income units.

2.8 Seek partnerships with housing developers and government agencies to leverage new state and regional funding for interim housing, permanent supportive housing, and ELI housing.

Strategy Area 3: Conduct proactive street outreach to engage people who are unsheltered and connect them to resources

Aligns with Countywide Community Plan Strategy 3

Objectives:

- ✓ Ensure that people experiencing homelessness in the City are assessed as part of the community's Coordinated Entry System[10] and connected to other services to meet their health and basic needs wherever possible.
- ✓ Proactively engage, develop rapport with, and ultimately house people with the highest needs in the community.
- ✓ Increase utilization of existing City and County homeless assistance resources by people experiencing homelessness in the City.
- ✓ Increase connections to mental health services (including crisis services) for people experiencing homelessness in the City, especially those who have been hesitant or lack the capacity to access services.

Work Items

[10] The Coordinated Entry System is a community-wide access model for supportive housing that assesses, prioritizes, and refers households experiencing homelessness to supportive housing resources as they become available. See the Santa Clara County Continuum of Care website for more information.

3.1 Secure a service provider to provide street and encampment-based outreach and case management to help Santa Clara residents obtain and/or retain shelter or housing through the following activities:

- Conduct assessments in accordance with County HMIS standards.
- Provide services to ensure households are housing ready/document ready and assist clients with creating housing plans.
- Provide services that link clients to mental health services, substance abuse treatment services, or urgent/emergency care.
- Provide services that help clients increase income through entitlement and benefits applications such as Medi-Cal, Calfresh, Social Security Disability Income, and Welfare-to-Work.
- Help clients access medical, behavioral health, employment and other services.
- Provide housing problem solving services to determine if there are ways to quickly resolve and/or avoid entering into homelessness or rapidly exiting homelessness including through conflict resolution, mediation, one-time financial assistance, relocation and other activities.
- Collect feedback from people who are unhoused to inform improvements to the City's engagement efforts and shelter/housing/service programs.

3.2 Enhance the City's capacity to respond faster to crises that require clinical responses or de-escalation.

- By 2027, create written guidelines and coordinate with the County or service providers to train City staff who regularly interact with unhoused residents on crisis response, emergency and non-emergency response procedures, conflict resolution, de-escalation techniques, and available resources in the City or County.

3.3 Coordinate efforts with service providers and other partners to ensure that services provided to unhoused individuals remain consistent and uninterrupted during the 2026 Major Events.

3.4 Explore opportunities to support peer outreach that trains and employs people with lived experience of homelessness to provide street outreach and system navigation services.

Strategy Area 4: Address basic needs of people living outside, including health, and hygiene

Aligns with Countywide Community Plan Strategy 3

Objectives:

- ✓ Create opportunities for engagement, connection, and trust-building with people living unsheltered by providing resources to meet basic needs and build a foundation for making progress toward housing goals.
- ✓ Address the immediate unsheltered crisis in the City by creating spaces for people experiencing homelessness to safely stay, address immediate needs, and access services.
- ✓ Improve the accessibility and experience of public areas throughout the City for both housed and unhoused residents.

Work Items

4.1 Continue to promote existing "pop up" hygiene, shower, biowaste, and laundry services to expand access and participation in existing programs, including:

- Building in opportunities to connect people on-site with related services.
- Ensuring unhoused and housed community members are aware of available services.

4.2 By Spring 2026, explore partnerships with other agencies, businesses, nonprofits, faith-based, and volunteer organizations to leverage funding, facilities, expertise, and staffing to support provision of basic needs services, such as food, hygiene supplies and services, and restrooms for people living unsheltered. These efforts may include resource fairs, donation drives, volunteer days/programs, and assisting with the biennial Point In Time Count.

4.3 Establish safe and welcoming places for people living in unsheltered situations to access. These locations should be places where people can find day-time respite from inclement weather, rest indoors, access restrooms, use computers, Wi-Fi, and phones, charge devices, and access services. Potential actions may include:

a. Establish standards for access to basic needs and services including but not limited to water and charging stations to incorporate in such places.
b. Establish a navigation center with volunteers and/or paid staff who can engage with, provide information, and connect people with services as needed.

4.4 Explore what it would take to install and maintain storage options for people experiencing sheltered and unsheltered homelessness and to enable safe storage of personal items.

Strategy Area 5: Reduce the impacts of unsheltered homelessness throughout the community

Aligns with Countywide Community Plan Strategies 2 and 3

Objectives

- ✓ Ensure safe and healthy community spaces for all City residents.
- ✓ Leverage collective community resources to create efficient and impactful interventions.
- ✓ Improve interactions between people experiencing homelessness and housed community members by empowering, educating, and building capacity of City staff and other housed community members who regularly interact with unhoused people.

Work Items

5.1 By 2027, explore opportunities within the City and with external partners, including potential partnerships with Valley Water, the County, transportation agencies, businesses, nonprofits, faith-based groups, and volunteer organizations, to leverage funding, facilities, expertise, and staffing to manage the impacts of encampments and enhance existing sanitation and safety efforts near encampments, parks, creeks, and other affected areas throughout the City.

5.2 Explore funding sources to supplement clean-ups and vehicle towing when RVs are used for illegal storage or illegal activity that would warrant its removal.

5.3 Convene a working group of key City staff who meet regularly to improve coordination, share updates and awareness of resources and programs, and work on various efforts related to unsheltered residents.

5.4: Develop City protocol to triage crises and concerns. By Fall 2025, determine what issues should be routed to specific City departments, County services, street outreach and case management team, and service providers, develop a protocol, and communicate the protocol and available community resources to the street outreach and case management team and City staff who receive calls about or regularly interact with people experiencing homelessness.

5.5 Work with the County to implement the Community Assistance, Recovery and Empowerment (CARE) Care Court program and Assisted Outpatient Treatment for residents who refuse resources and services due to mental health, drug addiction or other challenges.

5.6 Develop a targeted plan to engage and house the highest utilizers of County and City resources, which includes:

- Working with the street outreach and case management team to engage people with lived experience (including currently unsheltered community members) in planning, identify and assess participants to determine resources needed, and develop housing and support goals and plan in partnership with participants.

5.7 Implement City protocols for noticing and disposing of refuse and other items left after encampments are closed.

Strategy Area 6: Foster productive community conversation about the causes, needs, and experience of homelessness to foster support and volunteerism

Aligns with Countywide Community Plan Strategies 1 and 3

Objectives

- ✓ Build community support for new housing developments, new shelter beds, and programs for people experiencing homelessness in the City.
- ✓ Foster greater understanding, support, and a stronger sense of overall community by increasing connections between housed and unhoused people.

Work Items

6.1: Engage people with lived experience of homelessness to inform decision-making about funding, housing development, and to support community education efforts.

a. By 2026, gather input and feedback from unhoused residents and people with lived experience of homelessness during resource fairs and through the street outreach and case management team.

b. By 2027, coordinate with the Lived Experience Advisory Board-SV to obtain input about funding decisions and community engagement efforts.

6.2: Support the County's 2027 Point in Time Count by coordinating volunteer recruitment, organizing donation efforts, and assisting with activities on the day of the count, as needed.

6.3: Provide opportunities for members of the public to engage with people who have lived experience and learn about the causes of homelessness, the impact of high housing costs, barriers to exiting homelessness, what is needed to effectively respond to homelessness, and how different stakeholders can help and get involved.

a. Work with the County and nonprofit agencies like Destination: Home to share educational materials and information.
b. Use existing public meetings and forums focused on housing or homelessness to raise awareness of the experience of and contributing factors to homelessness in the City, such as the 2027 Point in Time Count.

6.4 Work with neighboring cities and local service providers to coordinate information sharing and connections with business, faith-based groups, and other community organizations interested in fundraising or volunteering.

- This may include convening workshops at the City's libraries with service providers to ensure ongoing communication and awareness of new and changing programs.

Appendix A provides a comprehensive two-year implementation workplan to guide planning and monitor progress of the 34 work items detailed above that advance the City's homelessness response efforts.

For each work item, the workplan identifies the relevant Strategy Area, status of work efforts (if any), department(s), and resource needs (if any).

- **Ongoing**
  Work items that are currently being implemented with existing resources.
- **Planned**
  Work items that staff can reasonably initiate within the next two years, based on projected funding and staffing capacity.
- **Pending / Resource-Contingent**
  Potential work items that will require additional funding and staffing capacity to implement.

Appendix B provides a corresponding budget that includes the cost of current/budgeted services, along with additional estimated costs to implement these proposed activities, in FY 2025/26 and FY 2026/27.

Appendix A: Two-Year Workplan (see separate document)

Appendix B: Two-Year Implementation Budget

Below is a budget that includes the services the City is currently funding and proposing to fund in FY 2025/26 and FY 202627, based on ongoing and planned work items, to implement the proposed workplan. This does not include the City's investments into affordable housing production and preservation.

Table 1. FY 2025/26

Services	Budgeted / Funded	Unfunded
Tenant Based Rental Assistance (Abode Services)	$ 942,697	$ -
Tenant Based Rental Assistance (Abode Services – HOME ARP)	$ 606,744	
Intensive Case Management (County)	$ 125,000	$ -
Landlord/Tenant Mediation (Project Sentinel)	$ 69,159	$ -
Homelessness Prevention (County)	$ 50,000	$ -
Mobile Shower and Laundry (WeHOPE)	$ 50,178	$ -
Domestic Violence Services (NextDoor)	$ 30,000	$ -
211 Hotline (United Way)	$ 5,000	$ -
Proposed Street Outreach/Case Management, Temporary Hotel Program, and Inclement Weather Hotel Program (WeHOPE)[11]	$ 856,088	$ -
Encampment Cleanups (Tucker Construction)	$ 112,200	$ 65,000
Towing[12]	$ 67,000	TBD
Proposed Safe Parking Program (Pending viable site)	$ -	$ 1,600,000
Remaining State Grant to Fund TBD Services that Further Enhance the City's Homelessness Response	$ 87,828	$ -
TOTAL	**$ 3,001,890**	**$ 1,665,000**

[11] The City received a State grant in the amount of $1,800,000 for the purpose of funding a street and encampment outreach team, launching a pop-up overnight care pilot program during inclement weather, and explore partnerships with other agencies, businesses, non-profits, and faith-based organizations to leverage resources to create a more comprehensive homelessness response. The proposed services will be funded by this grant.

[12] This budget is used for vehicle towing across the City. The City does not have a specific budget allocation for RVs that are used for illegal storage or illegal activity that warrants their removal.

Table 2. FY 2026/27

Services	Budgeted / Funded	Unfunded
Tenant Based Rental Assistance (Abode Services)	$ 506,000	$ -
Tenant Based Rental Assistance (Abode Services – HOME ARP)	$ 606,744	
Intensive Case Management (County)	$ 125,000	$ -
Landlord/Tenant Mediation (Project Sentinel)	$ 67,803	$ -
Homelessness Prevention (County)	$ 50,000	$ -
Mobile Shower and Laundry (WeHOPE)	$ 50,178	$ -
Domestic Violence Services (NextDoor)	$ 30,000	$ -
211 Hotline (United Way)	$ 5,000	$ -
Proposed Street Outreach/Case Management, Temporary Hotel Program, and Inclement Weather Hotel Program (WeHOPE)[13]	$ 856,088	$ -
Encampment Cleanups (Tucker Construction)	$ 114,444	$ 65,000
Towing[14]	$ 67,000	TBD
TOTAL	**$ 2,478,257**	**$ 65,000**

[13] The City received a State grant in the amount of $1,800,000 for the purpose of funding a street and encampment outreach team, launching a pop-up overnight care pilot program during inclement weather, and explore partnerships with other agencies, businesses, non-profits, and faith-based organizations to leverage resources to create a more comprehensive homelessness response. The proposed services will be funded by this grant.

[14] This budget is used for vehicle towing across the City. The City does not have a specific budget allocation for RVs that are used for illegal storage or illegal activity that warrants their removal.

Appendix C: Summary of Taskforce Discussion and Community Engagement

Overview

Below is a summary of ideas that were raised and key themes that emerged during Taskforce meeting discussions, focus groups with a variety of stakeholders, feedback from the Community Forum event, public comments sent to the Homebase team, public comments provided during Taskforce meetings, and additional feedback and information shared with Homebase by City staff. Please note that while these are not direct quotes and some ideas that were shared in multiple venues have been synthesized to reduce repetition, Homebase has presented the feedback and ideas below as they were shared by partners and stakeholders.

To facilitate alignment with the countywide Community Plan to End Homelessness, the themes have been categorized loosely within the three strategies of the County Plan available here.

Feedback was also collected through a survey of City of Santa Clara business owners, and those responses are summarized separately. Finally, this summary includes initial feedback from Taskforce members on the draft City Plan Framework.

Community Plan Strategy 1: Address the root causes of homelessness through system and policy change.

This strategy of the countywide Community Plan is targeted to address the entrenched economic and societal causes of homelessness through transformational systemic and policy change.

Theme 1.1: Community Engagement and Education to Increase Knowledge of and Expand Support for Efforts to Reduce Homelessness and its Impacts

- Community education about what homelessness looks like, what resources are available, and the reasons people end up unhoused is a space where the City can provide support **(Community Forum, PD Advisory Committee)**
    - Share stories and fight against stigma of people experiencing homelessness.
    - Talk more about Housing First and how it works.
    - Host more Community Forums to talk about the issue and connect with the community.
- Partner with local businesses, e.g. host a fundraiser to bring awareness to the issue and give proceeds to assist people that are unhoused in the City **(Public Comment)**
- Increase community connection between community members that are unhoused and those that are housed. **(Community Forum, Lived Experience Focus Group)**
    - Identify volunteer opportunities and other ways for community members to help that are safe and impactful
- Improve community outreach and education to City residents, especially those that are concerned about homelessness and believe more needs to be done. **(Public Comment)**

- Address concerns of community members who might oppose new housing developments in the City. **(Community Forum)**
    - Assuage fears that low-income housing will negatively impact neighborhoods.
    - Address concerns from long-time residents about maintaining property values as new apartments or developments pop up.
    - Provide more community conversations before housing projects are brought to large community meetings.
    - Identify a recommended set of "good neighbor" practices that regular communication between property managers, city departments, and neighbors
- Recognize that homelessness is a regional issue and requires partnership and ongoing communication and coordination between the County, cities, service providers, etc.; strengthen collaboration between County and surrounding cities. **(Taskforce Discussion, City Staff Focus Group)**

Theme 1.2: Lack of Affordable Housing is a Key Driver of Homelessness

- There is an extreme lack of affordable housing available to low-income folks; the cost of housing is a primary barrier for people who are experiencing homelessness to regain housing. Affordable housing is not always affordable enough for people with extremely low income. **(Community Forum, Lived Experience Focus Groups, Provider Focus Group)**
- Developers of affordable housing face a variety of obstacles; City leaders can and should do more to make it more feasible for developers to develop low-income housing. **(Community Forum, Provider Focus Group)**
- Changes to local housing policy are needed to allow for development of more housing for people with extremely low income (ELI)/supportive housing. **(Community Forum, Provider Focus Group, Taskforce Discussion, Public Comment)**
    - Increase housing supply for the most vulnerable by exploring inclusionary housing policy and requiring more affordable housing units in new developments.
    - Explore changes to expedite the permitting process.
    - Create a mechanism to determine how many mid or high-rent properties remain unfilled and require the units that have been empty for a certain period to be opened to low-income community members.
    - Create formal city policies to prioritize affordable housing development.
    - Charge a surtax on vacant residential properties.
- Locate affordable housing and interim housing in opportunity zones - parts of the City that have access to good jobs, schools, and are safe - rather than concentrating permanent and interim housing in areas of the City that are inaccessible and unsafe. **(Community Member Focus Group)**
- Use the Housing Element planning process to prioritize ELI housing development. **(Community Forum)**
- Identifying sites for affordable and/or supportive housing is difficult, there is often push-back from neighbors **(Community Forum, Taskforce Discussion, Public Comment)**

- Supportive housing must have adequate ongoing budget for supportive services and operations **(Taskforce Discussion)**

Theme 1.3: Protections from Eviction and Displacement

- Expand eviction protections; cover more properties under these protections. **(Provider Focus Group)**
- Enact anti-rent gouging protections and security deposit limits. **(Provider Focus Group)**

Theme 1.4: Education, Employment, and Living Wage Opportunities

- Education and employment are key to keeping people housed. **(Provider Focus Group, Lived Experience Focus Group)**
- Increase minimum wage. **(Lived experience focus group)**
- Lack of available and affordable childcare is a huge barrier for single parent households, especially to hold a job and even to search for housing. **(Lived Experience Focus Group)**
- Provide more long-term sustainability supports (e.g. life skill building) **(Provider Focus Group, Lived Experience Focus Group)**
- Need more resources for youth within the City, to get them on the right track with their education/employment and set them up for success in the future. **(Lived Experience Focus Group)**
    - Preventing homelessness for youth in the first place.
    - Increase access and funding for apprenticeships for youth experiencing homelessness or in the child welfare system.
- Many folks experiencing homelessness or housing stability have jobs, but cost of living is so high that folks can't maintain housing themselves. **(Lived Experience Focus Group)**
    - Eligibility to receiving resources is a challenge for folks that have some income (in poverty but don't qualify for help).

Community Plan Strategy 2: Expand Homelessness Prevention and Housing Programs to Meet the Need

Strategy 2 of the countywide Community Plan focuses on building capacity to provide a broad array of housing, prevention, and supportive services over the next five years.

Theme 2.1: Increase Development of ELI/Supportive Housing

- Set metric goals for the City for supportive housing production – both permanent and interim solutions. (e.g. identify pieces of land, build a certain number of units). **(Taskforce Discussion)**
- Use funding that's already available but may not be fully utilized (e.g. invest in more Measure A). **(Community Forum)**

- Need to ensure there is funding for supportive services to be attached to developments; State is making money available for capital improvements but not services. **(Provider Focus Group)**
- Require that supportive housing communities and other providers in the City have open discussions and regular meetings with public safety entities to maintain open communication **(Community Forum, Taskforce Discussion)**
- Advocate for an increase in PD and first responders to anticipate increase in service calls to supportive housing communities. **(Taskforce Discussion)**
    - Recognize that first year or two when new housing opens can be especially challenging as residents stabilize. This is not a constant throughout the life of the project.

Theme 2.2: More Local and Population Specific Programs and Services are Needed in the City

- Santa Clara lacks a "one-stop" service provider like Sunnyvale Community Services. **(City Staff Focus Group)**
- City needs to invest in services to prevent folks from slipping back into homelessness because they lack resources/connections/social support after being housed. **(Provider focus group)**
- Need for more services located within the City and available to people who live in the City. **(Community Forum)**
- Increase resources specializing in serving older adults, who are increasingly becoming a bigger portion of the unhoused population in the City and often require skilled nursing. **(Provider Focus Group, Community Forum, Taskforce Discussion)**
- Target housing and wrap-around services to help subpopulations that are especially vulnerable to becoming unhoused – including survivors of domestic violence and LGBTQ+ youth that may have been kicked out of home by their families. **(Community Forum)**
- Provide services and housing to people that may have criminal history, low credit scores, or other risk factors for homelessness to find housing. **(Community Forum, Lived Experience Focus Group)**
- Increase intensive case management services within the City, like Homesafe Program **(Provider Focus Group)**
- Help people with rent deposits and other homelessness prevention services to keep people from experiencing the trauma of homelessness in the first place, especially as cost of living and housing costs continue to increase. **(Lived Experience Focus Group, Community Forum, Provider Focus Group)**

Theme 2.3: Increase Community Knowledge of Available Resources in the City

- Need more information about what services/ resources are available. **(Community Forum, Taskforce Discussion, (Lived Experience Focus Group, Provider Focus Group, Public Comment)**
    - It's hard for people experiencing homelessness to navigate.
    - Service providers, City Staff, and community members don't always know what is available and how to help folks.

    - County's Shelter Hotline does not have much knowledge of what resources the City has.
    - Ensure that food pantries and other resources are visible and accessible.
    - Ensure resources/ services provided by County are also accessible within the City.
- Ensure information about available resources/ services are disseminated to people who have English as a second language by creating partnerships with agencies, churches, synagogues, mosques, and other entities that have close relationships with cultural groups within the City **(Community Forum)**

Theme 2.4: Raise the Voices of People with Lived Experience of Homelessness

- Center the voices of those with lived experience as the City considers funding, policies and changes that impact those that are unhoused. **(Taskforce Discussion, Provider Focus Group)**
- Strengthen representation of lived experience from the City of Santa Clara on the County's Lived Experience Advisory Board. **(Taskforce Discussion)**

Community Plan Strategy 3: Improve Quality of Life for Unsheltered Individuals and Create Healthy Neighborhoods for All

Strategy 3 of the countywide Community Plan addresses the immediate crisis of homelessness in our community by focusing on doubling temporary housing and shelter capacity, meeting health, safety, and other basic needs of people living in unsheltered conditions, and addressing concerns about the impacts of homelessness in the community.

Theme 3.1: Ensuring Safe and Welcoming Community Spaces for All Residents

- Increase funding for cleanliness and trash removal throughout the City. **(Public Comment, Provider Focus Groups, City Focus Group, Community Forum, City Staff Focus Group)**
    - Increased trash, bio waste, graffiti, fires, vandalism generate expenses for clean-up and repairs at City facilities.
    - Funding limitations and cuts have impacted the ability to meet the need for trash removal and clean-up in City parks.
    - Focus on creeks and waterways; partner with Valley Water to increase abatement in the creek and waterway system; hold quarterly creek cleanup and removal of encampments, trash, and pollutants from waterways in the City.
    - Address increase in RVs parked for extended periods of time and the trash and bio waste impacts of RV residents.
    - Ensure that health and safety guidelines are followed at encampments and around the City.
    - Provide garbage bins by creeks and throughout the City.

    - Improve responsiveness to cleanup requests from residents.
        - The frequency of trash cleanup needed is also an issue – trash will get picked up but then be there again the next day.
    - Focus on Central Park.
    - Businesses in Santa Clara are impacted by people who are unsheltered living on the sidewalk or nearby.
    - Eliminate the city-wide Clean-Up Campaign and replace it with a voucher for each household to visit a dump site. **(PD Advisory Committee)**
- City staff need more resources/training/assistance to City staff to feel safe and equipped to handle issues as they come up. **(City Staff Focus Group)**
    - Noticing more people with severe mental illness and substance abuse issues and City staff are not equipped and are concerned about safety at work.
        - Crisis mental health outreach often requests PD presence for increased safety
    - Concerned about financial liability due to damaged facilities and vandalism.
    - Provide opportunity for City staff to partner with the Lived Experience Advisory Board to learn how to interact with people experiencing homelessness. Meeting with people with lived experience to better understand the mindset they were in when they were in that experience may be powerful.

Theme 3.2: Increased City-specific Outreach and Connection to Services, Especially for Those who are Hardest to Reach or to Engage in Services

- Need dedicated street outreach team for the City **(Community Forum, Taskforce Discussion, Provider Focus Group, PD Advisory Committee, Public Comment, City Focus Group)**
    - Andrea's estimate for two full-time people with a dedicated vehicle would cost the city around $200,000/ year.
    - On top of building rapport and meeting basic needs, outreach must connect the City's unhoused residents with VI/SPDAT assessment which is needed prior to accessing all supportive housing opportunities.
    - Outreach needs to be focused on those that are hardest to reach.
    - The Police department recently added a licensed mental health clinician to augment existing Crisis Intervention Specialists, but clinicians are hesitant to respond without a police presence. Hiring additional Community Response Team personnel could allow for more clinicians to access unhoused residents.
    - Add outreach/clinical team response as an alternative to police for quality of life/behavioral health calls.
    - Track and reduce the number of "service-resistant" people (individuals who are not receptive to services).
- Improve quality of life for people that are unsheltered in the city; need more immediate solutions to meet basic needs through outreach, hygiene services, etc. **(Community forum, Lived Experience Focus Group, Taskforce Discussion, City Staff Focus Group)**

    - Provide free or low-cost healthcare services within the City (similar to Gardner Family Center in San Jose)
    - Increase Dignity on Wheels locations and advertise it through flyers throughout the City; place in locations near schools (e.g. community colleges), jobs and other resources; provide longer time frame for showers.
- Increase access to behavioral health services **(Community Forum, Provider Focus group, Lived Experience Focus Group, Taskforce Discussion)**
    - Need stronger coordination between City, County behavioral health services, and housing providers; clients get lost in the County system.
    - Address hesitancy to accept services (e.g. ensure folks significantly impaired by a mental health or substance use condition receive psychiatric assessment and are connected to services if accepted).
    - Explore options to provide treatment if they are significantly disabled by a mental health or substance use condition and do not currently meet the standard for conservatorship.
    - Substance use treatment in our community is not designed to effectively serve people who are unhoused. Access to treatment takes time, is often scheduled weeks or months out, and is often outpatient (with no bed attached.)
- Provide public transit passes and other transportation options (E.g. GoPasses, which is provided in San Jose) to enable people to access services. **(Lived Experience Focus Groups, Provider Focus group, Taskforce Discussion)**

Theme 3.3: Opportunities to Increase Temporary Housing and Shelter

- Identify city-owned land for temporary housing and encampments. **(PD Advisory Committee)**
    - Interim in nature while City waits ongoing permanent structures like the old Bella Vista motel, Kifer Senior, etc.
- Explore options like safe parking (with supportive services) for people living in vehicles and RVs. **(Taskforce Discussion, Provider Focus Group, PD Advisory Committee)**
- Utilize empty buildings as low-barrier shelters. **(Lived Experience Focus Group)**
- Provide vouchers for short-term hotel/motel stays. **(Provider focus group, Community Forum)**
- Continue what the City is doing with Homekey. **(Lived Experience Focus Group)**
- Utilize hotels and motels to convert to transitional/interim housing. **(Community Forum)**

Summary of Responses to City of Santa Clara Business Community Survey

The Business community survey was open to people who own or operate a business within the City of Santa Clara. The survey consisted of several multiple-choice questions to prioritize proposed strategies, as well as opportunities for open ended feedback. The survey was circulated by the Silicon Valley Chamber of Commerce September-October 2022 and received 276 responses.

For the multiple-choice questions, business owner expressed the most support for the following proposed strategies:

- Expand outreach within the City to proactively connect people experiencing homelessness with case management, assessment, and potential housing opportunities (177 respondents)
- Improve communication among service providers and businesses in the City (91 respondents)
- Change local housing ordinances to make it easier to build additional housing (81 respondents)
- Increase community education and conversations about what homelessness in the City of Santa Clara looks like, what resources are available, and where community members can volunteer (81 respondents)

Common themes from the open-ended responses included:

- Increase policing and enforcement of existing laws, especially related to drug use, theft, and property damage
- Address mental health and addiction with increased services, including in-patient mental health or mandated treatment. Relocate people and/or resources to different areas (e.g. rural areas outside of the City or specified areas within the city with co-located services)
- Provide job training and connect homeless people to job opportunities

Initial Response to Draft Strategic Plan Framework from Taskforce Members

The sixth and final meeting of the Homelessness Taskforce was held on October 27 where a draft framework was presented. Below is a summary of feedback from that discussion:

- Several Taskforce members suggested making it clearer that affordable housing is a priority. It's currently listed last, which doesn't match with the importance of housing to address homelessness.
    - There need to be enough housing programs to connect people to when engaged through outreach. Have learned through a site visit that sustainable funding for ongoing services and operation of housing programs is as important as the building.
    - Interested in more in the plan about the mechanisms the City will use to embrace housing development.
- Several Taskforce members appreciated the inclusion of prevention strategies and cited that as a priority.
    - Add a strategy to provide prevention support for families through collaboration with school districts.
- Several Taskforce members recommended separating interim housing and permanent housing programs into separate strategy areas.
- Street outreach strategies under Priority Area 3 were identified as a priority for several Taskforce members.
- Add concrete parameters for the strategies. For example, add information about the funding amounts available, and/or set targets for the type and amounts of housing and services to be created, along with expected costs.
- In Priority Area 1, consider language more broad than "assessing people for supportive housing." Conducting Coordinated Entry assessments isn't the only role outreach plays in connecting people to housing. Outreach also develops relationships with people that make them more likely to engage with available resources.
- Include more targeted strategies for subpopulations, such as young people and seniors.
- Appreciated that feedback from the Taskforce and community is clearly reflected in the draft framework.
- Mental health can be a cause of homelessness, particularly in young people, so recommend investing in youth mental health.
- Do more to highlight the importance of building broad-based support in the community.

City of Santa Clara's Citywide Plan to Reduce Homelessness and Its Impacts
Appendix A – Two-year Workplan
Draft for July 8, 2025 Study Session Discussion

Appendix A provides a comprehensive two-year implementation workplan to guide planning and monitor progress of the City's homelessness response efforts. In total, there are 34 separate work items that make up the two-year workplan. For each work item, the workplan identifies the relevant Strategy Area, status of work efforts (if any), lead department(s), and resource needs (if any).

The tables below categorize the work items according to anticipated implementation timelines and resource availability:

- **Ongoing**
  Work items that are currently being implemented with existing resources.
- **Planned**
  Work items that staff can reasonably initiate within the next two years, based on projected funding and staffing capacity.
- **Pending / Resource-Contingent**
  Potential work items that require additional funding and staffing capacity to implement.

Ongoing Work Items (17 Items)

Strategy Area	Work Items	Status	Department	Resource Needs
Strategy Area 1: Prevent homelessness for City residents who are at-risk Objectives: • Reduce the inflow into homelessness among City residents at imminent risk of losing their housing. • Reduce displacement and help tenants relocate when needed. • Increase the availability and accessibility of services within the City for City residents	1.1 By December 2025, partner with the Charities Housing, CORE, Santa Clara County's (County) Office of Supportive Housing, Destination Home, the Housing Authority and others to reduce rent burden for seniors living in the Belovida apartment complex and carry out a minor rehabilitation of the building.	Work efforts are underway and in the implementation phase.	Community Development – Housing & Community Services Division	Completing with existing staff and resources.
	1.2 By 2027, explore increasing the City's investment in the Countywide Homelessness Prevention System to increase access to rental assistance, deposit assistance, car repair, housing problem solving, and other prevention related services for City residents.	The City has an existing agreement with the County for this partnership through 2027. Staff is monitoring use of these services and will request additional funding if needed for future years.	Community Development – Housing & Community Services Division	Future funding needs will be determined and requested by 2027.

Strategy Area	Work Items	Status	Department	Resource Needs
	1.3 By 2026, expand the City's investment in Tenant Based Rental Assistance (TBRA) to serve 10-20 additional households per year.	In 2023, City Council approved the HOME Investment Partnerships American Rescue Plan Program (HOME ARP) Plan which allocated approximately $1M to a TBRA service that will cover approximately 10-20 additional households per year through mid-2027. As of May 2025, staff is preparing program policies and procedures.	Community Development – Housing & Community Services Division	Completing with existing staff and resources
	1.4 By 2026, explore implementation of policies to prevent displacement and/or facilitate a soft landing when relocation is unavoidable (e.g., code enforcement impacts, no net loss, extended tenant notice, relocation benefits, and rental deposit cap).	Work efforts are underway, both internally and in collaboration with Cities Association Community Planning Collaborative working group.	Community Development – Planning Division	Completing with existing staff and resources; however, additional staffing resources may be required in the future to complete this effort.
Strategy Area 2: Increase availability of short-term shelter, permanent supportive housing, and Extremely Low Income (ELI) housing Objectives: • Create new shelter and housing that is affordable and accessible to people experiencing or at risk of homelessness.	2.1 By 2031, add 136 new emergency shelter, interim housing, rapid rehousing, or shared supportive housing beds/units to provide shelter options for unhoused residents in Santa Clara who are waiting for placement in permanent affordable housing. The planning process should include people with lived experience and beds and interim housing should be set aside for	City Council has an existing Council Priority to "Provide Interim Supportive Housing and Outreach Services for the Unhoused" and the City's Housing Element includes a goal to increase access to interim housing, rapid rehousing, or emergency shelter beds by 30% from 453 to 589, reflecting a change of 136 beds/units.	Community Development – Housing & Community Services Division	The two potential housing projects that are in the pipeline are pending State funding. The temporary hotel program will be funded for two years by a state grant secured by State Senator

Strategy Area	Work Items	Status	Department	Resource Needs
• Use all the tools available to the City to increase housing affordability, especially at ELI levels. • Reduce opposition to new development at all stages – from initial planning through operation.	unhoused residents currently living in the City of Santa Clara.	In October 2024, City Council reconfirmed a funding commitment for a Homekey application for a transitional housing project located at Lawrence Expressway and Benton Street submitted by project sponsors (County and LiveMoves). Many of the units would be covered by the pending Lawrence/ Benton project which includes 30 units (~90 beds). There is also a pending Rapid Rehousing project at Civic Center Drive which is entitled to include 108 units. Both projects are currently pending funding through the State. As part of the July 15, 2025 agenda, staff is recommending Council approval of an agreement with WeHope to provide additional services to the City's unhoused residents over a two-year period, including operation of a temporary hotel program with five rooms that will be used for emergency shelter.		Aisha Wahab for the City to implement a street and encampment outreach team, launch a pop-up overnight care pilot program during inclement weather, and explore partnerships with other agencies, businesses, non-profits, and faith-based organizations to leverage resources to create a more comprehensive homelessness response.
	2.2 Select a site, procure an operator, and implement a pilot	As part of the July 15, 2025 agenda, staff is	• Community Development	This program will be managed by

Strategy Area	Work Items	Status	Department	Resource Needs
	emergency overnight shelter program to be activated during inclement weather events.	recommending Council approval of an agreement with WeHope to provide additional services to the City's unhoused residents over a two-year period, including operation of an inclement weather hotel program that will include up to ten rooms to be used for emergency shelter at a local hotel during inclement weather events.	– Housing & Community Services Division (Lead Department) • Office of Emergency Management	the new Housing & Community Services Management Analyst and will be funded for two years by the state grant secured by State Senator Aisha Wahab.
	2.3 Develop an inventory of potential sites for safe parking and report back to Council on the estimated cost and funding gap to set up and operate this program for at least two years.	There is an existing City Council Priority for "Off Street Parking for RVs/People Living in Cars". To date, staff has visited safe parking programs in Palo Alto and Mountain View, researched best practices for operations and minimum site requirements, developed a cost estimate (approximately $1,600,000) for setting up and operating a safe parking site for 30-40 oversized vehicles over a period of 2-3 years, submitted funding requests to the City's state representatives, and surveyed 155 City-owned sites to determine their feasibility for this use. Of the surveyed sites, one site met general criteria of being a	• Community Development – Housing & Community Services Division (Lead Department) • City Manager's Office	Pending a viable site, approximately $1,600,000 is required to set up and operate this program for 2-3 years. The proposed street outreach and case management team can serve clients at a safe parking site.

Strategy Area	Work Items	Status	Department	Resource Needs
		leveled site greater than one acre, with potable water access, for 30-40 oversized vehicles; however, there are a number of items that still need to be worked through, including ingress/egress and funding. At the July 8, 2025 Study Session, staff will ask for Council feedback prior to conducting outreach to the community.		
	2.4 Continue to engage with Destination: Home's Housing Ready Communities Program, SV @ HOME and other agencies to increase awareness of the causes and impacts of homelessness and best practice solutions to foster understanding of and support for affordable housing development.	Staff attends training with Destination Home and engages with other agencies on these topics.	Community Development – Housing & Community Services Division	This effort is being completed by existing staff.
Strategy Area 3: Conduct proactive street outreach to engage people who are unsheltered and connect them to resources Objectives: • Ensure that people experiencing homelessness in the City are assessed as part of the community's	3.1 Secure a service provider to provide street outreach and case management to help Santa Clara residents obtain and/or retain shelter or housing through various activities including conducting assessments, providing services to ensure clients are housing/document ready; assisting clients with developing housing plans, accessing services and connections to mental health services, substance abuse treatment, or emergency care, and applying for benefits; and	City Council has an existing Council Priority to "Provide Interim Supportive Housing and Outreach Services for the Unhoused". As part of the July 15, 2025 agenda, staff is recommending Council approval of an agreement with WeHope to provide additional services to the City's unhoused residents over a two-year period, including a street outreach and case	Community Development – Housing & Community Services Division	This new program will be managed by the new Housing & Community Services Management Analyst and will be funded for two years by the state grant secured by State Senator Wahab.

Strategy Area	Work Items	Status	Department	Resource Needs
Coordinated Entry System[1] and connected to other services to meet their health and basic needs wherever possible.	collecting feedback to inform improvements to the City's engagement efforts and shelter/housing/service programs.	management team that will implement these tasks.		
• Proactively engage, develop rapport with, and ultimately house people with the highest needs in the community. • Increase utilization of existing City and County homeless assistance resources by people experiencing homelessness in the City. • Increase connections to mental health services (including crisis services) for people experiencing homelessness in the City, especially those who have been hesitant or lack the capacity to access services.	3.2 Improve the City's capacity to respond faster to crises that require clinical responses or de-escalation. By 2027, create written guidelines and coordinate with the County or service providers to train City staff who regularly interact with unhoused residents on crisis response, emergency and non-emergency response procedures, conflict resolution, de-escalation techniques, and available resources in the City or County.	The Police Department's Community Response Team has a team of Crisis Intervention Specialists, partnered with a mental health clinician, that responds to active crisis situations throughout the City. City staff also regularly coordinates with the Momentum for Health Trusted Response Urgent Support Team (TRUST) program to help residents during urgent mental health or substance use situations and the County's Mobile Crisis Response Team (MCRT) to conduct mental health assessments and safety planning. Additionally, the City has an agreement with Care Solace to provide coordination services for mental health care and is launching the program in July 2025.	• Police (Co-Lead Department - Training, Lead Department – Crisis Response) • City Manager's Office (Lead Department – Care Solace) • Human Resources	Completing with existing resources.

[1] The Coordinated Entry System is a community-wide access model for supportive housing that assesses, prioritizes, and refers households experiencing homelessness to supportive housing resources as they become available. See the Santa Clara County Continuum of Care website for more information.

Strategy Area	Work Items	Status	Department	Resource Needs
		Additionally, the City is collaborating with the County to provide training to staff on how to respond to emergency and non-emergency situations, including de-escalation strategies and techniques. Those include understanding safety/risks, tools to de-escalate situations, reporting incidents, and get help when needed.		
Strategy Area 4: Address basic needs of people living outside, including health, and hygiene Objectives: • Create opportunities for engagement, connection, and trust-building with people living unsheltered by providing resources to meet basic needs and build a foundation for making progress toward housing goals. • Address the immediate unsheltered crisis in the City by creating spaces for people experiencing homelessness to safely stay, address immediate needs, and access services. • Improve the accessibility and experience of public areas	4.1 Continue to promote "pop up" hygiene, shower, biowaste, and laundry services to expand access and participation in existing program.	The City has an existing agreement with WeHope for these services through February 2026 with the option to extend one additional year. Staff will continue to promote the Dignity on Wheels program, which is currently located at Marsalli Park every Wednesday from 9 a.m. – 1: 30 p.m., through outreach and engagement with City partners.	Community Development – Housing & Community Services Division	Completing with existing staff and resources.
	4.2 By Spring 2026, explore partnerships with other agencies, businesses, nonprofits, faith-based, and volunteer organizations to leverage funding, facilities, expertise, and staffing to support provision of basic needs services, such as food, hygiene supplies and services, and restrooms for	Staff has begun engaging nonprofits and volunteer organizations on potential partnerships to support these efforts, especially resource days, and will continue to explore new partnerships to provide services, programming, and	• Community Development – Housing & Community Services Division (Co-Lead Department)	This will be assigned to the new Housing & Community Services Management Analyst, with additional support from existing staff.

Strategy Area	Work Items	Status	Department	Resource Needs
throughout the City for both housed and unhoused residents.	people living unsheltered. These efforts may include resource days, donation drives, volunteer days/programs, and assisting with the biennial Point In Time Count.	outreach for people experiencing homelessness.	• City Manager's Office (Co-Lead Department)	Potential services and programs established through these partnerships could be funded with the remaining state grant secured by State Senator Aisha Wahab.
Strategy Area 5: Reduce the impacts of unsheltered homelessness throughout the community Objectives: • Ensure safe and healthy community spaces for all City residents. • Leverage collective community resources to create efficient and impactful interventions. • Improve interactions between people experiencing homelessness and housed community members by empowering, educating, and building capacity of City staff and other housed community members who regularly interact with unhoused people.	5.1 By 2027, explore opportunities within the City and with external partners, including potential partnerships with Valley Water, the County, transportation agencies, businesses, nonprofits, faith-based groups, and volunteer organizations, to leverage funding, facilities, expertise, and staffing to manage the impacts of encampments and enhance existing sanitation and safety efforts near encampments, parks, creeks, and other affected areas throughout the City.	The City works collaboratively with other agencies to manage the impacts of encampments and has an existing agreement with Tucker Construction for encampment cleanup services that are in the City's jurisdiction. Staff coordinates as necessary with other agencies so they can clean up encampments located in their jurisdiction. Staff will explore possible partnerships with other organizations to leverage resources to address and mitigate these impacts. In February 2025, Valley Water proposed the formation of a county-wide joint powers authority that would focus on unsheltered homelessness. The City provided a letter of interest	• Police Department (Co-Lead Department) • Public Works (Co-Lead Department) • City Manager's Office (Co-Lead Department) • Parks and Recreation	Completing with existing staff but additional resources may be requested in the future.

Strategy Area	Work Items	Status	Department	Resource Needs
		and is waiting to hear back on potential next steps.		
	5.2 Explore funding sources to supplement clean-ups and vehicle towing when RVs are used for illegal storage or illegal activity that would warrant their removal.	The FY 2025/26 and FY 2026/27 budget for Tucker Construction encampments cleanups is $112,200 and $114,444, respectively. On average 15 cleanups can be done per year at an average cost of $7,500 per cleanup event. Staff recommends increasing this to 24 cleanups per year. The FY 2025/26 and FY 2026/27 budget for citywide towing (not specific to RVs used for illegal storage or illegal activity) is $67,000 per fiscal year. Staff recommends increasing capacity to tow as needed and is developing a cost estimate.	• Police Department (Co-Lead Department) • Public Works (Co-Lead Department)	An additional $67,500 per fiscal year ($135,000 total) is requested to support additional cleanups. Staff recommends increasing capacity to tow as needed and is developing a cost estimate. Funding source(s) to be identified).
	5.3 Convene a working group of key City staff who meet regularly to improve coordination, share updates and awareness of resources and programs, and work on various efforts related to unsheltered residents.	A working group of staff from departments across the City began meeting in Fall 2024 to coordinate on homelessness-related work efforts, including but not limited to the 2025 Point In Time Count and development of new services. This group will continue meeting regularly.	• City Manager's Office (Lead Department) • Community Development – Housing & Community Services Division • Police • Public Works	Completing with existing staff and resources.

Strategy Area	Work Items	Status	Department	Resource Needs
			• City Attorney's Office • Library • Office of Emergency Management • Parks and Recreation	
	5.4 Develop City protocol to triage crises and concerns. By Fall 2025, determine what issues should be routed to specific City departments, County services, street outreach and case management team, and service providers, develop a protocol, and communicate the protocol and available community resources to the street outreach and case management team and City staff who receive calls about or regularly interact with people experiencing homelessness.	Currently there is an informal workflow for routing issues. Staff will work on formalizing the process and train staff and the proposed street outreach and case management team.	• City Manager's Office (Lead Department) • Community Development – Housing & Community Services Division • Police	Completing with existing resources.
	5.5 Work with the County to implement the Community Assistance, Recovery and Empowerment (CARE) Care Court program and Assisted Outpatient Treatment for residents who refuse resources and services due to mental health, drug addiction or other challenges.	The City, through the Police Department's Community Response Team, is working with the County on these efforts.	Police Department	Completing with existing and allocated staff and resources; however, additional resources may be needed in the future.

Planned Work Items (10 Items)

Strategy Area	Work Items	Status	Department	Resource Needs
Strategy Area 2: Increase availability of short-term shelter, permanent supportive housing, and Extremely Low Income (ELI) housing	2.5 By 2027, develop communication guidelines in collaboration with developers, service providers, property management companies, City and County departments, unhoused residents and housed neighbors to ensure successful integration of new interim and supportive housing developments into the community.	New work effort.	Community Development – Housing & Community Services Division	This new work effort will be assigned to the new Housing & Community Services Management Analyst.
	2.6 Explore amendments to the City's housing-related policies to facilitate more affordable housing development. • By 2031, implement programs in the Housing Element workplan (Chapter 13.2) related to zoning, general plan text amendments, updating the affordable housing ordinance, and more.	See March 25, 2025 City Council meeting agenda for the Housing Element Annual Progress Report.	Community Development – Planning Division	This work will be performed with a combination of existing and future staff and consultant capacity.
Strategy Area 3: Conduct proactive street outreach to engage people who are unsheltered and connect them to resources	3.3 Coordinate efforts with service providers and other partners to ensure that services provided to unhoused individuals remain consistent and uninterrupted during the 2026 Major Events	As the City plans for the 2026 Major Events, staff will work in coordination with service providers and other partners to mitigate service disruptions and other impacts.	City Manager's Office	This new work effort will be completed with existing staff.
Strategy Area 5: Reduce the impacts of unsheltered homelessness throughout the community	5.6 Develop a targeted plan to engage and house the highest utilizers of County and City resources, which includes:	Staff plans to work with the street outreach team to complete this new work effort. There will also be coordination with the Library	• Community Development – Housing & Community Services	This new work effort will be assigned to the new Housing & Community

Strategy Area	Work Items	Status	Department	Resource Needs
	• Working with the street outreach and case management team to engage people with lived experience (including currently unsheltered community members) in planning, identify and assess participants to determine resources needed, and develop housing and support goals and plan in partnership with participants.	and Parks and Recreation teams.	Division (Lead Department) • Library • Parks and Recreation	Serviced Management Analyst.
	5.7 Implement City protocols for noticing and disposing of refuse and other items left after encampments are closed.	Staff follows the protocol for noticing and disposing of refuse and other items left after encampments are closed, as outlined under Santa Clara City Council Sections 9.30.030 and 9.30.040 and the procedures incorporated in the Tucker Construction agreement.	• Police Department (Co-Lead Department) • Public Works (Co-Lead Department)	Completing with existing staff and allocated and resources.
Strategy Area 6: Foster productive community conversation about the causes, needs, and experience of homelessness to foster support and volunteerism.	6.1 (a) Engage people with lived experience of homelessness to inform decision-making about funding, housing development, and to support community education efforts. • By 2026, gather input and feedback from unhoused residents and people with lived experience of homelessness during resource fairs and through the street outreach and case management team.	New work effort.	Community Development – Housing & Community Services Division	This new work effort will be assigned to the new Housing & Community Services Management Analyst.

Strategy Area	Work Items	Status	Department	Resource Needs
	6.2 Support the County's 2027 Point in Time Count in Santa Clara by coordinating volunteer recruitment, organizing donation efforts, and assisting with activities on the day of the count, as needed.	New work effort. The 2025 Point in Time Count included a survey approach, which provide an opportunity for members of the public to engage with people who have lived experience and to learn about the causes of homelessness and barriers to exiting homelessness (tied to Work Item 6.3).	• Community Development – Housing & Community Services Division (Lead Department) • City Manager's Office	This work effort will be assigned to the new Housing & Community Services Management Analyst.
	6.3 (a) Provide opportunities for members of the public to engage with people who have lived experience and learn about the causes of homelessness, the impact of high housing costs, barriers to exiting homelessness, what is needed to effectively respond to homelessness, and how different stakeholders can help and get involved. • Work with the County and nonprofit agencies like Destination: Home to share educational materials and information.	New work effort.	Community Development – Housing & Community Services Division	This can be completed with existing resources.
	6.3 (b) Provide opportunities for members of the public to engage with people who have lived experience and learn about the causes of homelessness, the impact of high housing costs, barriers to exiting homelessness, what is needed to effectively respond to homelessness, and	The City will support the County's 2027 Point in Time Count, which will provide this type of opportunity for engagement.	• Community Development – Housing & Community Services Division	This will be assigned to the new Housing & Community Services Management Analyst.

Strategy Area	Work Items	Status	Department	Resource Needs
	how different stakeholders can help and get involved. • Use existing public meetings and forums focused on housing or homelessness to raise awareness of the experience of and contributing factors to homelessness in the City, such as the 2027 Point in Time Count.			
	6.4 Work with neighboring cities and local service providers to coordinate information sharing and connections with business, faith-based groups, and other community organizations interested in fundraising or volunteering.	Santa Clara Library has drop in tabling resources like TRUST come to their Central Park and Mission Branch locations once a month for additional support and lists of resources for supportive connections. Staff also meets regularly with North County representatives to share updates and learn about best practices. The City's homelessness resources webpage is in the progress of being updated to help community members better navigate available resources.	• Community Development – Housing & Community Services (Lead Department) • Library • City Manager's Office	Existing work efforts can be completed with existing staff. New work efforts will be assigned to the new Housing & Community Services Management Analyst.

Pending / Resource-Contingent Work Items (7 Items)

Strategy Area	Work Items	Status	Department	Resource Needs
Strategy Area 2: Increase availability of short-term shelter, permanent supportive housing, and Extremely Low Income (ELI) housing	2.7 By 2031, work towards the Housing Element goal of permitting 1,436 extremely low and 1,436 very low income units.	The Housing Element Annual Progress Report that was presented to Council on March 25, 2025 reflected 0 extremely low-income and 20 very low- income units that have been permitted.	Community Development – Housing & Community Services Division	These types of development require a deeper subsidy, usually in the form of loans and several sources of grants. The City, County, and State have limited resources and without a County or regional bond, many projects are stuck. A state affordable housing bond (AB 736) is under consideration in 2025, which the City provided a letter of support for.
	2.8 Seek partnerships with housing developers and government agencies to leverage new state and regional funding for interim housing, permanent supportive housing, and ELI housing.	New work effort.	Community Development – Housing & Community Services	The City, County, and State have limited resources and without a County or regional bond, there is limited work that can be done.

Strategy Area	Work Items	Status	Department	Resource Needs
Strategy Area 3: Conduct proactive street outreach to engage people who are unsheltered and connect them to resources	3.4 Explore opportunities to support peer outreach that trains and employs people with lived experience of homelessness to provide street outreach and system navigation services.	New work effort.	Community Development – Housing & Community Services Division	Additional staffing resources are required to implement this new work effort.
Strategy Area 4: Address basic needs of people living outside, including health, and hygiene	4.3 (a) Establish safe and welcoming places for people living in unsheltered situations to access. These locations should be places where people can find day-time respite from inclement weather, rest indoors, access restrooms, use computers, Wi-Fi, and phones, charge devices, and access services. • Establish standards for access to basic needs and services including but not limited to water and charging stations to incorporate in such places.	The City's libraries provide a safe and welcoming place for all community members, including people living in unsheltered situations. All library locations provide respite from inclement weather, restrooms, Wi-Fi and technology, and various classes and services. The City also activates day-time heating and cooling centers accessible to all community members during inclement weather events, as necessary and appropriate. Based on staffing capacity, staff will work on researching and establishing a set of standards, which may include additional resources.	• City Manager's Office (Lead Department) • Community Development – Housing & Community Services Division • Library • Parks and Recreation	Existing staff will try to accomplish this work effort, however, additional staffing resources may be required to implement this new work effort depending on workload capacity.

Strategy Area	Work Items	Status	Department	Resource Needs
	4.3 (b) Establish safe and welcoming places for people living in unsheltered situations to access. These locations should be places where people can find day-time respite from inclement weather, rest indoors, access restrooms, use computers, Wi-Fi, and phones, charge devices, and access services. • Establish a navigation center with volunteers and/or paid staff who can engage with, provide information, and connect people with services as needed.	Santa Clara Library has drop in tabling resources like TRUST come to their Central Park and Mission Branch locations once a month for additional support and lists of resources for supportive connections. Organizing a navigation center or having a dedicated person present on a regular basis (full or part-time) will require new resources, either through a service provider or a new City position (which requires a new job classification).	• City Manager's Office (Lead Department) • Community Development – Housing & Community Services Division • Library	Additional resources are required to implement this new work effort. At a minimum, the annual cost of a part-time position through a service provider is estimated at $40,000. This amount does not include any staff time it will take to scope out this work and procure this service.
	4.4 Explore what it would take to install and maintain storage options for people experiencing sheltered and unsheltered homelessness and to enable safe storage of personal items.	Staff has completed some preliminary research on this topic but this work effort requires additional due diligence.	• Community Development – Housing & Community Services Division (Co-Lead Department) • City Manager's Office (Co-Lead Department) • Police	Additional staffing resources are required to implement this work effort.
Strategy Area 6: Foster productive community conversation about the	6.1 (b) Engage people with lived experience of homelessness to inform decision-making about	New work effort.	Community Development – Housing &	This new work effort may be assigned to the

Strategy Area	Work Items	Status	Department	Resource Needs
causes, needs, and experience of homelessness to foster support and volunteerism.	funding, housing development, and to support community education efforts. • By 2027, coordinate with the Lived Experience Advisory Board-SV to obtain input about funding decisions and community engagement efforts.		Community Services Division	new Housing & Community Services Management Analyst, depending on workload capacity.

Responses to July 8, 2025 Homelessness Study Session City Council Questions

General Questions

1. **What is the origin of the City's unhoused population, are they local or are unhoused individuals coming to city from other locations?**

According to the County's 2025 Point-in-Time Count, most people experiencing homelessness in Santa Clara County reported living in the county longer than ten years (70 percent), while only two percent lived there for less than a year. At this time, the City does not have this information at the jurisdictional level.

2. **What is the definition of "chronically homeless?"**

The County's Point-in-Time Count uses the U.S. Department of Housing and Urban Development (HUD) definition. Under this definition, an individual or family is considered chronically homeless if they have a qualifying disability, such as a serious mental illness, substance use disorder, developmental disability, or physical disability, and have either been continuously homeless for at least 12 months or experienced at least four separate episodes of homelessness in the past three years that together total 12 months. For families, the head of household or a minor child must meet these criteria.

3. **How is "at-risk of homelessness" defined?**

"At-risk of homelessness" is defined by HUD as individuals or families who are very low-income (below 30% of Area Median Income), lack the resources or support networks to maintain housing, and are at imminent risk of losing their housing within 14 days. This includes households facing eviction, unsafe living conditions, or discharge from an institution without stable housing identified.

The County's Homelessness Prevention System also considers additional risk factors, such as high rent burden, sudden loss of income, pending eviction, domestic violence, or unsafe living arrangements in determining individuals who are "at-risk of homelessness."

4. **Are the City's homelessness prevention services only available to city residents?**

Tenant Based Rental Assistance is for Santa Clara residents, but other services are available countywide as the City participates in the County's Homelessness Prevention System. Santa Clara is the only city in the County, other than San Jose, that has invested in the Homelessness Prevention System, and has done so for years. The $50,000 annual investment directly benefits at-risk Santa Clara residents and contributes to the services/resources that they receive through the prevention system. These funds have contributed to the prevention support that over 1,500 Santa Clara residents have received over the past 5 years (2020-25).

5. **What is the relationship between the County and developers?**

The County typically lends out funding to developers to develop or preserve 100% affordable housing. The County supports the construction of new affordable rental and ownership housing as well as permanent supportive housing with wrap around services. In some cases, the County owns or acquires land and works with developers to produce new housing opportunities on those sites.

6. **Is it realistic that this type of homelessness (unhoused for 2+years) can be addressed?**

People who are unhoused for a number of years can and do exit homelessness. This typically requires permanent, stable housing, ongoing supportive services, income stability, among other things. Multiple work items in the Two-Year Plan aim to address these strategies.

7. **Is the Benton & Lawrence project interim or. transitional housing?**

The Benton Lawrence project will provide interim housing for families with minor children. Staff is planning to bring the City/County revenue agreement to Council for consideration at a June or July 2026 Council meeting.

8. **Addressing rising unsheltered numbers despite increased shelter capacity: Are we looking at how the vacancy rates are increasing as the number of unsheltered individuals is also increasing?**

Overall, the inflow of unhoused people continues to outpace the housing and shelter that is available. The City receives annual updates on inflow/outflow at the City and County level. The City does not operate homeless shelters nor do we receive consistent data on the utilization of shelter beds throughout the County throughout the year. Anecdotally, we hear that some unhoused residents avoid congregate shelters for a variety of reasons including safety, lack of privacy, lack of secure storage for belongs, short term stays, prohibitions with bringing pets into shelter, and more. Shelter occupancy may also vary by season (less vacancy during extreme weather for example). Interim non-congregate housing tends to address some of these design issues and is generally viewed as more desirable than typical congregate shelter.

Enforcement

9. **What are the City's current creek access and enforcement policies?**

The City complies with state and federal laws, including Johnson v. Grants Pass, in determining when and how enforcement can be conducted. The Santa Clara Police Department's Community Response Team (CRT) coordinates with the Santa Clara Valley Water District (Valley Water) to enforce trespassing, public safety, and environmental protection policies along creeks. Enforcement is primarily complaint-driven, with prioritization given to locations presenting fire hazards, environmental degradation, and/or threats to public health and safety. Current enforcement practices involve a 72-hour advance notice and outreach to individuals prior to scheduled encampment cleanups which are coordinated by CRT and implemented through the City's existing agreement with Tucker Construction.

10. **If a safe parking site is established, can the City develop policies that would limit RV street parking citywide? Such as, requiring individuals to move their residential vehicles (RV) to a safe parking site, and providing street parking permits when the site is full.**

Limiting or prohibiting RV parking on public streets would require the City to adopt an ordinance regulating when and where RVs may park. If the City pursues adopting such an ordinance, the ordinance could be developed to restrict RV parking on public streets and direct individuals to a designated safe parking site, while also establishing a permit system for special circumstances, such as when an RV safe parking site is full. Several cities in the region, such as San Francisco, San Jose, Palo Alto, Mountain View, and Cupertino, have adopted such ordinances, although each jurisdiction has different restrictions, and has faced different complications. It is important to note that at this time, the City does not have a RV safe parking program in place.

11. **Has the City considered prohibiting RV rentals to prevent exploitation of unhoused individuals?**

The City has not considered prohibiting RV rentals. Such prohibition would be difficult to monitor or enforce as most tenants are unlikely to report their landlord for fear of retaliation and/or displacement. However, vanlording does occur and staff recognizes the risks associated with renting unsafe or sub-standard RVs to unsheltered individuals and will monitor this issue for potential future action.

Funding

12. **Considering potential federal funding cuts, what are the financial challenges the City is facing and what programs would be impacted?**

Staff and the City's legislative consultant, Townsend Public Affairs, continue to monitor federal legislation to assess their potential impact on local programs. Since the July 8, 2025 Study Session, there have been changes to certain federal program criteria and reductions to federal funding sources such as the Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). Legal concerns with new terms and conditions set forth in Federal Grant Agreements and new federal policies for entitlement funding are also creating financial challenges. Potential federal funding cuts or changes to program criteria may have eventual impacts on the City's ability to offer Tenant Based Rental Assistance and it may impact how the County and the Santa Clara County Continuum of Care provide their services.

13. **What is the City's future budget planning given the County's reduced social services spending/funding?**

The Draft Citywide Plan to Reduce Homelessness and Its Impacts included a budget for the two-year plan. With respect to social services, the County does not currently fund many of the direct services at the local level that the City is looking to implement outlined under the ongoing and planned work items, including regular, locally based street outreach/case management, temporary hotel program, inclement weather hotel program. The City plans to utilize awarded State funds to cover the street outreach/case management, temporary hotel program, inclement weather hotel program. There is also an additional $87,828 remaining from State funds that can be utilized for

other services, which may include pop-up resource fairs. There is an unfunded need for a safe parking program should the City move forward with this effort.

14. **Why is the County eliminating the CRT team's PERT coordinator position? Is there any City funding available to help the County maintain its CRT PERT Coordinator?**

The County previously expressed an interest in transitioning the PERT Clinician position to the County's Mobile Crisis Response Team. However, as a result of feedback from multiple cities, that the cities wished to continue with the assigned Clinician model, the County has engaged with the interested cities to prepare a new MOU, including Santa Clara (negotiations are underway). The funding source for the new MOU will likely be opioid settlement monies together with grant monies. Although the City's MOU with the County for this service expired at the end of 2025, the Clinician assigned to the City has continued to work with, and is currently working with, the Police Department's Community Response Team.

Draft Citywide Plan to Reduce Homelessness and Two-year Workplan

15. **There is a gap in in the workplan, Strategy 1: Preventive measures are largely unaddressed in the ongoing or pending work items**.

In the two-year workplan that was originally shared with the City Council on July 8, 2025, there were four ongoing work items related to Strategy 1. These work efforts focus on partnering with key organizations to reduce rent burdens for seniors at the Belovida apartment complex, exploring increasing the City's investment in the County's Homelessness Prevention System to increase access to rental assistance, deposit assistance, among other things, expanding the City's investment in Tenant Based Rental Assistance to serve additional households, and exploring the implementation of policies to prevent displacement and/or facilitate a soft landing when relocation is unavoidable. Aside from increasing affordable housing, which the City continues to do, these work items will provide financial assistance and address root causes of housing instability. There are also other work items in the two-year workplan that focus on supportive services, such as behavioral and mental healthcare (offered respectively through PERT and Care Solace at the City). Together, these strategies provide a foundation of what the City can effectively do as a local jurisdiction to prevent homelessness.

As noted in a separate response, Santa Clara is the only city in the County, other than San Jose, that funds the County's Homelessness Prevention System (the County and Destination: Home funds the remaining portion). Bill Willson Center is now a Homelessness Prevention System access point and the City's designated Homelessness Prevention System service provider.

16. **Who is ultimately accountable for implementing and evaluating the strategy items in the City's homelessness response plan?**

The City Manager's Office and Community Development – Housing and Community Services Division is responsible for administering and coordinating the Citywide Plan to Reduce Homelessness and Its Impacts; however, the Two-Year Workplan (Appendix A in the Citywide Plan) designates the City departments responsible for/involved with implementing each work item. Staff plans to provide the City Council annual progress updates on the City's workplan. In March 2026,

Community Development – Housing and Community Services Division hired a new Management Analyst to support with the day-to-day management of these work efforts.

17. **What is the City doing to prevent homelessness in the future, not just currently?**

The City invests annually in the County's Homelessness Response System; funds a Tenant-Based Rental Assistance Program that provides deposit assistance, case management, and rental assistance for a year, Project Sentinel to provide landlord and tenant education and conflict mediation to prevent eviction, displacement, and in some cases homelessness, and services that support survivors or domestic violence and help them find housing; has and continues to invest funds into Permanent and Interim Supportive Housing developments in Santa Clara.

Additionally, as part of a 2026 State budget request process, the City requested funding to support the implementation of a three-year pilot program that would expand in-person Homelessness Prevention System services through a dedicated case manager. This pilot program would increase capacity for local in-person case management services and would focus on the needs of seniors and other special needs residents who face barriers to staying housed or transitioning to housing they can afford. The program is designed to assist residents overcome challenges to navigating the complex and fast-moving affordable housing search process. Additionally, the program would allocate funding for one-time direct assistance to help cover essential costs such as transportation expenses, security deposits, and other housing related expenses.

18. **Structural inequities were not addressed in the presentation:**
    - **How is the City addressing structural inequities and racial disparities?**
    - **Are services being delivered in accordance with the racial makeup of the City's unhoused community?**
    - **What racial equity metrics is the City using in its interventions?**

Staff recognizes that different groups are disproportionately represented among the City's unhoused community based on the County's data. At this time, the City is in the process of trying to initiate a number of direct services and these will include metrics for client demographics and languages spoken to help inform future services and program development.

RV Safe Parking

19. **Any possibility of drug-sniffing dogs at safe parking sites?**

Safe parking program rules would prohibit drug use, violence, and disruptive behavior. While the City can develop the program however it wishes within legal parameters, best practices emphasize supportive rules rather than program policies that are associated with policing such as drug sniffing dogs, which may be stigmatizing to participants and deter program participation.

20. **What are the City's RV towing costs vs. operating a safe parking program?**

The City's FY 2025/26 and FY 2026/27 budget includes $67,000 per year for citywide towing, which is not specific to RVs. As part of the Draft Citywide Plan to Reduce Homelessness and Its Impacts Two-Year Workplan Work Item 5.2, staff recommended expanding the City's towing capacity. In the

draft workplan, staff also recommended increasing the budget for encampment cleanups, which are performed through a third-party vendor and used at the same time as towing abandoned/illegally parked vehicles. Due to increased enforcement of RVs, the Police Department and Finance plan to bring forth budget amendment(s) for this fiscal year at year-end related to these costs.

The cost of operating an RV safe parking program depends on multiple factors including use of City-owned property versus leasing a private property site, program model type: 24/7 versus overnight parking, lot size, and services provided. In early 2025, staff estimated $1.6 million in funding is needed to operate a 24/7 safe parking pilot program on a City-owned property that can host 30-40 RVs for 2–3 years assuming there is minimal site preparation cost and no lease payment. However, staff is exploring alternative options to identify potential private properties that may be interested in hosting safe parking at this time.

It is important to note that a key tradeoff to consider when comparing towing costs versus the costs of operating a safe parking program is that towing unhoused individuals' automobiles, including RVs, does not directly address homelessness. In contrast, a safe parking program has ongoing costs but provides structured services and pathways to housing, which are crucial in addressing homelessness.

21. **Currently there are too many requirements to set up a safe parking site on non-City properties and would like less stringent requirements.**

Safe parking programs that are operated on private property need to comply with zoning, fire safety, Americans Disability Act accessibility, environmental health requirements, among other things. Whereas some regulations are under the City's authority and can be addressed in a City ordinance should the City continue its efforts to develop a safe parking program, other regulations are beyond the City's ability to modify.

22. **Requesting additional details about a potential City RV safe parking program, including:**
    - **General program rules**
    - **Are there time limits for participants?**
    - **What support services would be available onsite? Would WeHOPE Dignity on Wheels services be available?**
    - **How will waste management be handled?**
23. **Will there be public meetings regarding potential RV parking sites?**
24. **Will the City present one or multiple RV safe parking sites and gather public feedback?**

Responses to #22-24 are included below.

Safe parking programs require participants to sign a participant agreement acknowledging and adhering to program rules. Program rules generally prohibit weapons, drug use, and disruptive behavior to ensure a safe and secure environment for all participants and the surrounding community.

Safe parking program time limits generally range from 30 to 90 days, with extensions possible if space is available. Additionally, requirements also vary by program type, overnight or 24/7. For example, at an overnight program with operating hours from 7:00 PM to 7:00 AM, participants are

assigned a space for X days but must move their vehicle each morning by 7:00 AM and may return at 7:00 PM to park in the same space. In contrast, at a 24/7 parking site participants can remain parked in their assigned space for the entire X days without ever needing to move their vehicles. The safe parking programs that staff visited in the region and discussed in detail with other local cities' staff operated on a 24/7 model.

Safe parking programs generally provide onsite support services, such as case management and basic needs services, and bio-waste removal. The City's service agreement with WeHOPE for mobile shower and laundry services through its Dignity on Wheels program will term out in February 2027. Should a safe parking program be implemented before then and if the Council wants to incorporate the service onsite as part of the program, additional funding will be required as it is only currently funded to operate once a week.

If the City identifies one or more potential safe parking sites, staff plans to complete a robust community outreach process to gather feedback before presenting a proposed program to Council for consideration.

WeHOPE Services – Temporary Hotel Program (THP) and Inclement Weather Hotel Program (IWHP)

25. **What are the room capacity & damage protocols for the Temporary Hotel Program (THP) and Inclement Weather Hotel Program (IWHP)?**

The City and WeHOPE anticipated initiating services in November 2025 after Council approval of the service agreement; however, the vendor subsequently requested updates to the service agreement prior to execution. Staff has been working with WeHOPE to address their requests in a way that is feasible for the City.

It should be noted that each service operator will have different program rules, however, these are up to the City's administrative review and approval. WeHOPE's policy for both the THP and IWHP is to limit room occupancy to a maximum of four clients per room, unless hotel policy states a maximum of less than four, in which case the hotel policy will apply. Additionally, WeHOPE will verify that all individuals sharing a hotel room are family members or otherwise have an established prior relationship.

The agreement currently being negotiated with WeHOPE proposes to allocate $12,813 for the THP and $5,625 for the IWHP for potential hotel room maintenance and repairs. These allocations will ensure that resources are available to address any potential damages or repairs, thereby maintaining program continuity and supporting positive partnerships between the City, WeHOPE and participating hotels.

26. **What are the locations of the THP and IWHP hotels?**

If the City and WeHOPE reach agreement, it is proposed that the THP and IWHP will be operated in partnership with hotels located within the City of Santa Clara. The proposed terms of the agreement under negotiation with WeHOPE provide that in the event that no rooms are available during an inclement weather activation, the contractor may secure hotel rooms as close to City

limits as possible, preferably within five miles. At the time of the November 2025 Council approval of the agreement, a hotel located on El Camino Real was confirmed as the THP and intended IWHP hotels.

27. **What services are offered at the THP and IWHP hotel sites?**

The agreement is still being negotiated, however, the City desires that the THP will provide five hotel rooms year-round for unhoused residents actively participating in WeHOPE case management services. Under the current draft agreement, participants may occupy a hotel room for up to 30 days while working toward a permanent housing solution or other transitional housing opportunity. During their stay, each participant works with a WeHOPE case manager who helps them develop a housing plan, secure any necessary documents, enroll in benefits, and connect to health and behavioral health services as needed. While in the program, participants receive daily meals, hygiene supplies, wellness checks, and regular room inspections to ensure a safe and supportive environment.

The current draft of the agreement being negotiated provides that the IWHP will provide up to ten hotel rooms during severe weather activations for a maximum of 45 nights per year. Rooms are offered on a first-come, first-served basis to unhoused Santa Clara residents. WeHOPE staff are onsite 24/7 to ensure program rules are followed. Participants receive meals, intake and exit planning, and access to WeHOPE's case management services. Similar to the THP, case managers will provide supportive services and connections to health and behavioral health services as needed.

28. **Provide a status update on Abode outreach positions; did these positions ever get funded? Is the City transitioning to WeHope for outreach?**

Abode's HEAT team provides periodic outreach to 13 cities and is funded by the County. Their schedule rotates bi-weekly. The HEAT team consists of one program manager, three Community Health Outreach Workers, and three outreach specialists. They focus on people with moderate to severe mental health issues and work to enroll clients, help clients work towards being "document ready" for supportive housing, conduct VI-SPDAT vulnerability assessments, and provide items needed for unsheltered living. The HEAT team works closely with the County's Coordinated Entry Team to find clients and help them through the steps of getting placed into supportive housing. The HEAT team has established a good working relationship with the Police Department's CRT but they are stretched thin and some cities have opted to pay for a dedicated staff or a team to provide more in depth services.

29. **Requesting additional details about the Dignity on Wheels Program, including:**
    - **How effective is the program?**
    - **Why is the program located at Marsalli Park?**
    - **Can the program rotate locations?**
    - **Can the program be located at food distribution sites or other locations where unhoused individuals are located such as libraries or senior centers?**

The Dignity on Wheels program was moved from Bassett Drive to Marsalli Park due to low usage, lack of transit access, and changing patterns of RV encampments. Marsalli Park is more centrally located and adjacent to three bus lines. Since relocating to Marsalli Park in October 2024, the

Dignity on Wheels program has increased average monthly usage from 15 people at Bassett to 28 at Marsalli Park, despite lower than average utilization during the first three months. In most months, more than 30 people use the program at its current location at Marsalli Park.

It is not recommended to rotate locations because unhoused people may not be able to find the service if they do not have regular internet access or a cell phone. Generally, it takes several months for unhoused residents to trust that the service will be there and to use it.

At the July 8, 2025 Study Session, several Councilmembers expressed interest in relocating this service to a different location where unhoused individuals could also receive other basic needs services (i.e., food), which the agreement with WeHOPE for the mobile shower and laundry services does allow. Staff has identified a potential site to relocate the Diginity on Wheels program that is accessible to several north/south and east/west transit lines, and in proximity to resources. As part of the April 21, 2026 Study Session, staff is requesting Council feedback on the potential relocation. If relocated, staff will monitor and evaluate program data and other considerations to measure the effectiveness of the new site.

30. **Can the City conduct quarterly surveys through its outreach services for the City to better understand its homelessness issue?**

The City participates in the County's Point-in-Time Count, which is a national effort to complete a count of sheltered and unsheltered people experiencing homelessness on a single night in January. The 2025 Point-in-Time Count included a survey. Together, the count and survey provide data and information that provides more details about people experiencing homelessness in our community and the causes of their homelessness. A street outreach team's primary responsibility is to provide assessments and service connection; however, they can collect data and feedback on the program which will further inform the program and future services.

Proposed Additional Homelessness Services/Programs

31. **Is the City considering tiny homes as a cost effective, more permanent solution to housing individuals?**

There is currently no work item in the Two-Year Workplan related to tiny homes. Similar to a potential safe parking program, there will be difficulty finding a City-owned site that can host the program.

26-473 Agenda Date: 4/21/2026

REPORT TO COUNCIL

SUBJECT
Exception - Item Withdrawn by Staff

Public Hearing: Action on an Ordinance of the City of Santa Clara, California, Authorizing the Installation of Supergraphic Signs on Building Surfaces in the Vicinity of Levi's Stadium During a Limited Time Period Surrounding FIFA World Cup 2026 Special Events

DISCUSSION
This item was initiated by City staff based on perceived business community interest and benefit in having supergraphic signs allowed buildings within the vicinity of Levi's Stadium during World Cup events. However, the market for such signs and community interest has waned. Accordingly, staff is withdrawing the item from consideration.

Also of note, on April 8, 2026, the item was presented to the Planning Commission for their consideration and recommendation. The Planning Commission voted 6 -1 to deny the proposal.

ENVIRONMENTAL REVIEW
This item is not a project under CEQA. Therefore, no environmental action is required.

PUBLIC CONTACT
On March 18, 2026, a notice of public hearing was published in The Weekly, a newspaper of general circulation.

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION
Staff desires to withdraw this item from Council consideration. Unless the Council desires to proceed otherwise, no action is necessary.

Reviewed by: Afshan Hamid, Community Development Director
Approved by: Jovan Grogan, City Manager

ATTACHMENT
1. Supergraphic Ordinance - Newspaper Notice

CITY OF SANTA CLARA NOTICE OF
PLANNING COMMISSION AND CITY COUNCIL HEARINGS
Wednesday, April 8, 2026, and Tuesday, April 21, 2026

You are hereby notified that on **Wednesday, April 8, 2026,** at the hour of 6:00 p.m. the Planning Commission will consider the proposed project as described below. The hearing will take place in the City Hall Council Chambers, 1500 Warburton Avenue, Santa Clara, CA and online with methods for the public to participate remotely. Participation details are noted in the meeting agenda when posted (72-hours before the meeting): https://santaclara.legistar.com/Calendar.aspx.

On **Tuesday, April 21, 2026,** at the hour of 7:00 p.m. the City Council will consider and take action on the project described below. The hearing will be conducted in person (City Hall Council Chambers, 1500 Warburton Avenue, Santa Clara, CA) and online with methods for the public to participate remotely.

- Via Zoom:
  https://santaclaraca.zoom.us/j/9976759306
  Meeting ID: 997-0675-9306
- Phone 1(669) 900-6833

How to Submit Written Public Comment Before City Council Meeting:

1. Use the eComment tab located on the City Council Agenda page https://santaclara.legistar.com/Calendar.aspx. eComments are directly sent to the iLegislate application used by City Council and staff and become part of the public record. eComment closes 15 minutes before the start of a meeting.
2. By email to clerk@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to the Council and will be uploaded to the City Council Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.

NOTE: Please note eComments and Emails received as public comment will not be read aloud during the meeting.

Project Name: Supergraphic Sign Ordinance; **Location:** a certain area surrounding Levi's Stadium; **Project Description:** An ordinance of the City of Santa Clara, California, authorizing the installation of Supergraphic signs on building surfaces in the vicinity of Levi's Stadium during a limited time period surrounding the FIFA World Cup 2026 special events; **CEQA Determination:** Exempt per Section 15301 (Class 1 Existing Facilities); **Applicant:** City of Santa Clara.

At the meeting you may be heard on this matter if you so desire. If you challenge this land use decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the City at or prior to the close of the public hearing. The full administrative record may be viewed at the Planning Division, City Hall 1500 Warburton Avenue, Santa Clara. Should you have any questions, please call the Planning Division office at (408) 615-2450. Public comments can be made via email to the Planning Division (PlanningPublicComment@SantaClaraCA.gov) and written comments may be submitted to the Planning Division, City Hall, 1500 Warburton Avenue, Santa Clara by Wednesday afternoon of the week prior to the meeting so they can be included in the Planning Commission and/or Council packets.

AMERICANS WITH DISABILITIES ACT (ADA) In accordance with the Americans with Disabilities Act of 1990, the City of Santa Clara will ensure that all existing facilities will be made accessible to the maximum extent feasible. Reasonable modifications in policies, procedures and/or practices will be made as necessary to ensure full and equal access and enjoyment of all programs and activities for all individuals with a disability. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should contact the City's ADA office (408) 615-3000, to discuss meeting accessibility. In order to allow participation by such individuals, please do not wear scented products to meetings at City facilities.

26-305 Agenda Date: 4/21/2026

REPORT TO COUNCIL

SUBJECT
2026 Santa Clara Relay for Life

BACKGROUND
The Santa Clara Relay for Life is a local community fundraising event that brings together individuals, families, businesses, and organizations to support the fight against cancer. Participants form teams, walk in honor of those impacted by cancer and raise funds for research, patient services, and education. At the event, Relay for Life will celebrate survivors and recognize caregivers and those who are fighting against cancer. In the evening, the event will host a luminaria ceremony to remember all the lives lost.

Cancer affects millions of people, and Relay for Life provides an opportunity for the community to come together, honor survivors, remember those lost, and take action.
The funds raised will support the mission of the American Cancer Society and support cancer research, assistance to patients such as free rides to treatment, a 24/7 helpline for support and information, and programs that promote prevention and early detection.

The Santa Clara Relay for Life event strengthens community bonds by encouraging local businesses, schools, and residents to participate in a meaningful cause while enjoying a day of remembrance, celebration, and action. For more information and to participate, visit the Santa Clara Relay for Life webpage at: <https://secure.acsevents.org/site/STR?pg=entry&fr_id=111802>

DISCUSSION
This year, the American Cancer Society will host Relay for Life of Santa Clara on May 2, 2026, at Franklin Square, located at Jackson Street and Homestead Road from 2 p.m. to 9 p.m.

Jonathan Oh from the Santa Clara Relay for Life event will be present to share information about the 2026 Relay for Life at the April 21, 2026, City Council meeting.

ENVIRONMENTAL REVIEW
This is an informative report only and no action is being taken by the City Council and no environmental review under the California Environmental Quality Act ("CEQA") is required.

FISCAL IMPACT
There is no fiscal impact to the City other than staff time.

PUBLIC CONTACT
Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website

and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

Reviewed by: Aimee Escobar, Management Analyst, City Manager's Office
Approved by: Jovan D. Grogan, City Manager

26-339 Agenda Date: 4/21/2026

REPORT TO COUNCIL

SUBJECT
Recognition of Funds Raised to Benefit Local Programs from the 2025 Santa Clara Historic Home Tour

BACKGROUND
The Santa Clara Historic Home Tour began in 1978 to showcase unique homes in Santa Clara and to benefit local nonprofits. A few years later, the tour became an annual holiday event sponsored by the Historic Preservation Society of Santa Clara, with assistance from the Old Quad Residents' Association. The proceeds from the tour are awarded to organizations that either promote historic preservation in Santa Clara or have supported the Santa Clara Historic Home Tour.

DISCUSSION
During the April 21, 2026, City Council meeting, the City Council will recognize the efforts of the Santa Clara Historic Home Tour and acknowledge their commitment to giving back to the local community.

Representatives Janet Stevensen and Carol Lucero from the Santa Clara Historic Home Tour will present checks to the following recipients during the meeting:

1. Old Quad Residents Association (OQRA)
2. Santa Clara Fire Museum
3. South Bay Historical Railroad Society
4. Santa Clara Women's Club
5. Santa Clara Senior Center Health & Wellness Program
6. Santa Clara Arts & Historical Consortium
7. Santa Clara Historical & Genealogical Society
8. Santa Clara Parade of Champions
9. Historic Preservation Society of Santa Clara (HPSSC)

ENVIRONMENTAL REVIEW
The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(5) in that it is a governmental, organizational or administrative activity that will not result in direct or indirect changes in the environment.

FISCAL IMPACT
There is no fiscal impact to the City other than staff time.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

Reviewed by: Aimee Escobar, Management Analyst, City Manager's Office
Approved by: Jovan D. Grogan, City Manager

REPORT TO COUNCIL

SUBJECT
Recognition of Partnership with the Silicon Valley Office of Protocol

BACKGROUND
The City of Santa Clara is hosting six (6) FIFA World Cup matches at Levi's® Stadium (Stadium). The City of Santa Clara will welcome the following countries to the Stadium: Qatar, Switzerland, Austria, Jordan, Turkey, Paraguay, Algeria, and Australia, among two other countries, to be determined in Round 32 of the FIFA tournament to our City.

DISCUSSION
In anticipation of hosting representatives from the countries playing at the Stadium, among others visiting Santa Clara during the FIFA World Cup, the City executed a Memorandum of Understanding (MOU) with the Silicon Valley Office of Protocol (SVOP). This partnership ensures that the City of Santa Clara has access to SVOP's high-quality protocol services and global engagement opportunities to support the City in welcoming the 10 foreign delegations and dignitaries, among other country representatives. The MOU term runs through the 2026 calendar year, with annual renewal, and does not include financial compensation.

In preparation for hosting representatives from countries competing at the Stadium, as well as other international visitors during the FIFA World Cup, the City executed a Memorandum of Understanding (MOU) with the Silicon Valley Office of Protocol (SVOP). This partnership provides the City of Santa Clara with access to SVOP's professional protocol services and global engagement opportunities, supporting efforts to welcome foreign delegations, dignitaries, and other international representatives. The MOU extends through the 2026 calendar year, includes an annual renewal option, and does not involve financial compensation.

The SVOP was established in 2014 in partnership with the U.S. Department of State, serves 54 cities and 5 counties in Silicon Valley, providing critical protocol expertise, diplomatic coordination, and international business engagement support.

SVOP will support the City of Santa Clara across four key areas: diplomatic engagement and hosting, event protocol, civic and economic diplomacy, and training. This includes coordinating visits and logistics for international delegations, providing cultural guidance and translation support, advising on ceremonial protocols for major events like FIFA World Cup, and facilitating connections with global business and civic leaders. SVOP will also help advance economic development opportunities, strengthen international relationships, and offer cross-cultural training and protocol guidance for City officials and staff.

ENVIRONMENTAL REVIEW

This is an information report only and no action is being taken by the City Council and no environmental review under the California Environmental Quality Act ("CEQA") is required.

FISCAL IMPACT

There is no fiscal impact to the City other than staff time.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

Reviewed by: Paulina Morales, Assistant City Manager
Approved by: Jovan D. Grogan, City Manager

ATTACHMENTS

1. 2026 Memorandum of Understanding between Silicon Valley Office of Protocol and the City of Santa Clara

Docusign Envelope ID: D94D7E18-EC2B-4E24-8F17-B37BB8E74D8B

Memorandum of Understanding

Between the City of Santa Clara and the Silicon Valley Office of Protocol

This Memorandum of Understanding (MOU) is made and entered into by and between the City of Santa Clara, a chartered municipal corporation ("City"), and the Silicon Valley Office of Protocol, a nonpartisan, 501 (c) (3) nonprofit organization ("SVOP").

I. Purpose

The purpose of this MOU is to establish a collaborative relationship between the City and SVOP, where SVOP acts as the Official Protocol Partner to the City, to support international engagement and protocol-related activities, including but not limited to diplomatic visits, cultural exchanges, collaborations with the US Government, and major events such as the FIFA World Cup 2026 and Super Bowl LX (2026).

This partnership is intended to enhance the City's ability to engage with international stakeholders, demonstrate Santa Clara's leadership on the global stage, and ensure visiting dignitaries, delegations, and international partners are received with professionalism, respect, and cultural fluency.

II. Background

SVOP, established in 2014 in partnership with the U.S. Department of State, serves 54 cities and 5 counties in Silicon Valley, providing critical protocol expertise, diplomatic coordination, and international business engagement support. This partnership ensures that the City of Santa Clara has access to SVOP's high-quality protocol services and global engagement opportunities, reinforcing its role in Silicon Valley's international economic and diplomatic landscape.

III. Areas of Collaboration

SVOP, led by the Chief of Protocol, will support Santa Clara in the following areas:

1. Diplomatic Engagement and Hosting
   - Coordinate visits for consular and governmental delegations
   - Assist with dignitary arrival/departure protocols and hospitality
   - Provide cultural briefings and consultation (including etiquette)

SVOP will assist in facilitating the procurement of translation services as needed.

-Coordinate dignitary engagement related to these events, including **VIP arrivals, official ceremonies, and hosted receptions**

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2. Event Protocol and Ceremonial Support
- Advise on official ceremonies, seating order, flag display, gift-giving/exchange, and recognition/ceremonial protocols

- Offer guidance on events associated with the Super Bowl and FIFA World Cup.

- Support opportunities for residents, students, and cultural groups to participate in official welcomes

3. Civic and Economic Diplomacy
- Facilitate introductions between international delegations and City, business, and civic leaders

- Support **trade delegations, investment visits, and international business missions** tied to Santa Clara's innovation and technology ecosystem

-Share relevant city events or programming with international business leaders, dignitaries, or cultural ambassadors.

- Strengthen long-term relationships that may lead to **foreign direct investment, job creation, and economic diversification**

- Support sister city engagement, cultural exchange, and investment dialogue

4. Training and Capacity Building
- Coordinate cross-cultural training and protocol workshops for Mayor, City Council and City departments upon request

- Provide on-call consultation for official international engagements

IV. Term

This MOU shall be effective for the duration of the 2026 calendar year and is subject to renewal on a yearly basis, unless amended or terminated as described in Section VI.

V. Financial Terms

The parties agree to explore funding or cost-sharing mechanisms to support specific activities related to the 2026 World Cup, Super Bowl, or other diplomatic efforts. Any financial commitments will be formalized through separate agreements or addenda. Unless a separate written agreement is executed, each party shall bear their own costs in connection with this MOU.

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VI. Modification and Termination

This MOU may be amended by mutual written agreement. Either party may terminate the MOU with thirty (30) days' written notice to the other party.

VII. Points of Contact

City of Santa Clara
Reena Brilliot
Director of Economic Development
reenabrilliot@santac.araca.gov
(408) 615-2206

Silicon Valley Office of Protocol
Deanna Tryon
Chief of Protocol
dtryon@siliconvalleyprotocol.com
(650) 207-2755

VIII. Nature of Agreement

This MOU expresses the good-faith intentions of both parties and is not legally binding. No financial commitments shall be implied unless explicitly agreed upon in writing.

IX. Signatures

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding as of the dates written below:

City of Santa Clara
DocuSigned by:
By: Jovan D. Grogan
5EAD88DED5C342A...
Name: Jovan Grogan
Title: City Manager
Date: January ,2026

Silicon Valley Office of Protocol
Signed by:
By: Deanna Tryon
93CC49BC6CED41D...
Deanna Tryon
Chief of Protocol
Date:

26-470 Agenda Date: 4/21/2026

REPORT TO COUNCIL

SUBJECT

Action on the March 5, 2026 Special Santa Clara Stadium Authority Board Meeting, March 10, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting and March 24, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting Minutes

RECOMMENDATION

Approve the March 5, 2026 Special Santa Clara Stadium Authority Board Meeting, March 10, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting and March 24, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting Minutes.

City of Santa Clara

Meeting Minutes for the

Call and Notice of Special Meeting of the

Santa Clara Stadium Authority Board

03/05/2026 **6:00 PM** **Hybrid Meeting**
City Hall Council Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

Boardmember Chahal participated remotely from the following location:
627 Sector 11, Panchkula HR 134109 India

The City of Santa Clara is conducting Santa Clara Stadium Authority Board meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

- Via Zoom:
  - o https://santaclaraca.zoom.us/j/99706759306
    Meeting ID: 997-0675-9306
  - o Phone 1(669) 900-6833

How to Submit Written Public Comment Before Santa Clara Stadium Authority Board Meeting:

1. Use the eComment tab located on the City Council Agenda page (https://santaclara.legistar.com/Calendar.aspx). eComments are directly sent to the iLegislate application used by City Council and staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting.
2. By email to clerk@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to the Council and will be uploaded to the City Council Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email. **NOTE:** Please note eComments and Emails received as public comment **will not** be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for City Council items may be viewed on the Internet at https://santaclara.legistar.com/Calendar.aspx

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Council meeting may not be the final documents approved by the City Council. For the final document, you may contact the Office of the City Clerk at (408) 615-2220 or Clerk@santaclaraca.gov.

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of California Government Code §54956 ("The Brown Act") and Section 708 of the Santa Clara City Charter, the Chair calls for a Special Meeting of the Santa Clara Stadium Authority Board, to commence and convene on March 5, 2026, at 6:00 pm to be held virtually and in the City Hall Council Chambers located in the East Wing of City Hall at 1500 Warburton Avenue, Santa Clara, California, to consider the following matter(s) and to potentially take action with respect to them.

Closed Session - 6:00 PM | Special Meeting - 7:00 PM

6:00 PM CLOSED SESSION

Call to Order in the Council Chambers

Chair Gillmor called the Closed Session to order at 6:06 PM.

Confirmation of Quorum

Secretary Pimentel confirmed a quorum.

1. 26-263 Conference with Legal Counsel-Anticipated Litigation
Pursuant to Gov. Code § 54956.9(d)(4) - Initiation of litigation

--Number of potential cases: 1 potential case

Conference with Legal Counsel-Anticipated Litigation
Pursuant to Gov. Code § 54956.9(d)(2) - Exposure to litigation

--Facts and circumstances not disclosed on agenda
Pursuant to Gov. Code § 54956.9(e)(1)

Public Comment

None.

Convene to Closed Session (Council Conference Room)

Chair Gillmor adjourned into Closed Session at 6:08 PM.

7:00 PM SPECIAL STADIUM AUTHORITY BOARD MEETING

Call to Order in the Council Chambers

Chair Gillmor called the Special Meeting to order at 7:16 PM.

Pledge of Allegiance and Statement of Values

Board recited the Pledge of Allegiance.

Boardmember Cox recited the Statement of Values.

Roll Call

Secretary Pimentel recited the AB23 announcement and Statement of Behavioral Standards.

Secretary Pimentel also noted that any registered Lobbyist speaking during the Public Meeting will need to identify themselves and whom they represent.

Present: 6 - Vice Chair Albert Gonzalez, Boardmember Raj Chahal, Boardmember Karen Hardy, Boardmember Kevin Park, Boardmember Kelly Cox, and Chair Lisa M. Gillmor

Absent: 1 - Boardmember Suds Jain

A motion was made by Boardmember Chahal, seconded by Vice Chair Gonzalez, to excuse Boardmember Jain.

Aye: 6 - Vice Chair Gonzalez, Boardmember Chahal, Boardmember Hardy, Boardmember Park, Boardmember Cox, and Chair Gillmor

Absent: 1 - Boardmember Jain

REPORTS OF ACTION TAKEN IN CLOSED SESSION MATTERS

Stadium Authority Counsel Googins reported that there was no reportable action from Closed Session.

STUDY SESSION

2. 26-245 Study Session: Discussion of the Proposed Santa Clara Stadium Authority Fiscal Year 2026/27 Operating, Debt Service and Capital Budget and Stadium Authority Budget, Compliance and Management Policies, and Marketing Plan (Continued from February 24, 2026)

Recommendation: Review and provide input and/or direction on the Proposed Santa Clara Stadium Authority Fiscal Year 2026/27 Operating, Debt Service, and Capital Budget, Proposed Stadium Authority Budget, Compliance and Management Policies, and 2026 Levi's Stadium Events Marketing Plan.

Executive Director Grogan made some opening remarks and introduced **Treasurer Lee** who provided a Powerpoint presentation on the Proposed Santa Clara Stadium Authority Fiscal Year 2026/27 Budget, 2026 Marketing Plan, and Compliance and Management Policies.

Board questions and comments followed.

Treasurer Lee, **Executive Director Grogan**, **Stadium Authority Counsel Googins**, **Alex Acton (Director of Finance, San Francisco 49ers),** and **Jihad Beauchman (General Counsel, San Francisco 49ers)** addressed **Board** questions. **Alex Acton (Director of Finance, San Francisco 49ers)** noted that he is a registered lobbyist.

Boardmember Chahal left the meeting at 8:35 PM.

Public Comment: None

ADJOURNMENT

The meeting was adjourned at 9:17 PM.

The next regular scheduled meeting is on Tuesday, March 10, 2026 in the City Hall Council Chambers.

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

STREAMING SERVICES: As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15), or the livestream on the City's YouTube channel or Facebook page.

Note: The public cannot participate in the meeting through these livestreaming methods; livestreaming capabilities may be disrupted at times, viewers may always view and participate in meetings in-person and via Zoom as noted on the agenda.

AB23 ANNOUNCEMENT: Members of the Santa Clara Stadium Authority, Sports and Open Space Authority and Housing Authority are entitled to receive $30 for each attended meeting.

Note: The City Council and its associated Authorities meet as separate agencies but in a concurrent manner. Actions taken should be considered actions of only the identified policy body.

LEGEND: City Council (CC); Stadium Authority (SA); Sports and Open Space Authority (SOSA); Housing Authority (HA); Successor Agency to the City of Santa Clara Redevelopment Agency (SARDA); Bayshore North Project Enhancement Authority (BNPEA); Public Facilities Financing Corporation (PFFC)

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

Draft

City of Santa Clara

Meeting Minutes of the

Joint City Council and Authorities Concurrent &

Santa Clara Stadium Authority Board

03/10/2026 **7:00 PM** **Hybrid Meeting**
City Hall Council Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting City Council meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

- Via Zoom:
  - https://santaclaraca.zoom.us/j/99706759306
    Meeting ID: 997-0675-9306
  - Phone 1(669) 900-6833

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7:00 PM JOINT CITY COUNCIL/STADIUM AUTHORITY BOARD MEETING

Call to Order in the Council Chambers

Mayor/Chair Gillmor called the regular meeting at 7:05 PM.

Pledge of Allegiance and Statement of Values

Council/Board recited the Pledge of Allegiance.

Council/Boardmember Cox recited the Statement of Values.

Roll Call

Assistant City Clerk/Secretary Pimentel recited the AB23 announcement and Statement of Behavioral Standards.

Assistant City Clerk/Secretary Pimentel also noted that any registered Lobbyist speaking during the Public Meeting will need to identify themselves and whom they represent.

Present: 6 - Vice Mayor/Chair Albert Gonzalez, Council/Boardmember Karen Hardy, Council/Boardmember Kevin Park, Council/Boardmember Suds Jain, Council/Boardmember Kelly Cox, and Mayor/Chair Lisa M. Gillmor

Absent: 1 - Council/Boardmember Raj Chahal

A motion was made by Council/Boardmember Park, seconded by Vice Mayor/Chair Gonzalez, to excuse Council/Boardmember Chahal from this meeting.

Aye: 6 - Vice Mayor/Chair Gonzalez, Council/Boardmember Hardy, Council/Boardmember Park, Council/Boardmember Jain, Council/Boardmember Cox, and Mayor/Chair Gillmor

Absent: 1 - Council/Boardmember Chahal

CONTINUANCES/EXCEPTIONS/RECONSIDERATIONS

City Manager Grogan requested that Item 6 be continued to a meeting date uncertain.

A motion was made by Councilmember Hardy, seconded by Councilmember Jain, to continue Item 6 to a meeting date uncertain.

Aye: 5 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Councilmember Cox

Absent: 1 - Councilmember Chahal

Recused: 1 - Mayor Gillmor

SPECIAL ORDER OF BUSINESS

1.A 26-156 Proclamation of March 2026 as Youth Arts Month

Mayor Gillmor, on behalf of the **Council**, proclaimed March 2026 as Youth Arts Month.

Sophia Fojas (Arts Coordinator, Santa Clara County Office of Education) and **Chandra Henry (Coordinator of Instructional Resources & Library Services, Santa Clara United School District)** accepted the proclamation and provided some remarks.

Cliff Rawson (Music Director, Don Callejon Arts and Design School) introduced his orchestra class and provided a musical performance.

Council comments followed.

1.B 26-157 Proclamation of March 2026 as Women's History Month

Mayor Gillmor, on behalf of the **Council**, proclaimed March 2026 as Women's History Month.

Gabrielle Pitre (Hackworth Fellow, Santa Clara University) and **Jade Haddad (IGNITE Santa Clara University)** accepted the proclamation and provided some remarks.

CONSENT CALENDAR

Council/Boardmember Jain pulled Items 2.E (recommendations B and E only) and 3.A.

Public member **Jay Ess** pulled Items 2.F, 2.H, and 2.K.

A motion was made by Council/Boardmember Hardy, seconded by Vice Mayor/Chair Gonzalez, to approve the balance of the Consent Calendar (except items 2.E (recommendations B and E only), 2.F, 2.H, 2.K, and 3.A).

Aye: 6 - Vice Mayor/Chair Gonzalez, Council/Boardmember Hardy, Council/Boardmember Park, Council/Boardmember Jain, Council/Boardmember Cox, and Mayor/Chair Gillmor

Absent: 1 - Councilmember Chahal

2.A 26-239 Action on the February 2, 2026 Special City Council & Santa Clara Stadium Authority Board Meeting Minutes (DEFERRED FROM FEBRUARY 24, 2026)

Recommendation: Approve the February 2, 2026 Special City Council & Santa Clara Stadium Authority Board Meeting Minutes.

A motion was made by Councilmember Hardy, seconded by Vice Mayor Gonzalez, to approve the February 2, 2026 Special City Council & Santa Clara Stadium Authority Board Meeting Minutes.

Aye: 6 - Vice Mayor/Chair Gonzalez, Council/Boardmember Hardy, Council/ Boardmember Park, Council/Boardmember Jain, Council/Boardmember Cox, and Mayor/Chair Gillmor

Absent: 1 - Councilmember Chahal

2.B 26-268 Action on the January 27, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting and February 3, 2026 Special City Council & Santa Clara Stadium Authority Board Meeting Minutes

Recommendation: Approve the January 27, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting and February 3, 2026 Special City Council & Santa Clara Stadium Authority Board Meeting Minutes.

A motion was made by Councilmember Hardy, seconded by Vice Mayor Gonzalez, to approve the January 27, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting and February 3, 2026 Special City Council & Santa Clara Stadium Authority Board Meeting Minutes.

Aye: 6 - Vice Mayor/Chair Gonzalez, Council/Boardmember Hardy, Council/ Boardmember Park, Council/Boardmember Jain, Council/Boardmember Cox, and Mayor/Chair Gillmor

Absent: 1 - Councilmember Chahal

2.C 26-5 Board, Commissions and Committee Minutes

Recommendation: Note and file the Minutes of:
Historical and Landmarks Commission - November 6, 2025
Senior Advisory Commission February 10, 2025
Senior Advisory Commission July 21, 2025
Senior Advisory Commission August 18, 2025
Senior Advisory Commission October 20, 2025
Senior Advisory Commission November 17, 2025
Youth Commission January 13, 2026
Cultural Commission January 5, 2026
Cultural Commission February 2, 2026

A motion was made by Councilmember Hardy, seconded by Vice Mayor Gonzalez, to note and file the Minutes of: Historical and Landmarks Commission - November 6, 2025, Senior Advisory Commission February 10, 2025, Senior Advisory Commission July 21, 2025, Senior Advisory Commission August 18, 2025, Senior Advisory Commission October 20, 2025, Senior Advisory Commission November 17, 2025, Youth Commission January 13, 2026, Cultural Commission January 5, 2026, and Cultural Commission February 2, 2026.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

Absent: 1 - Councilmember Chahal

2.D 26-158 Action on City Bills and Claims Report for the period January 10, 2026 - February 6, 2026

Recommendation: Approve the list of Bills and Claims for January 10, 2026 - February 6, 2026.

A motion was made by Councilmember Hardy, seconded by Vice Mayor Gonzalez, to approve the list of Bills and Claims for January 10, 2026 - February 6, 2026.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

Absent: 1 - Councilmember Chahal

2.E 26-107 Action on Monthly Financial Status and Investment Reports for December 2025 and Approve the Related Budget Amendments

Recommendation:

1. Note and file the Monthly Financial Status Report and Monthly Investment Report for December 2025 as presented; and
2. Approve the FY 2025/26 budget amendments in the following funds (as detailed in the Fiscal Impact section of the staff report and Attachment 3 of the staff report):
   a. In the General Fund, increases the other fees for service estimate and the miscellaneous other revenue estimate and appropriates funding to the Fire Department and Non-Departmental, with a net impact of $418,600;
   b. In the Downtown Parking Maintenance District Fund, transfers funding to the Public Buildings Fund and decreases the unrestricted ending fund balance, with a net impact of $0;
   c. In the Electric Utility Fund, decreases the transfer to the Vehicle Replacement Fund and increases the unrestricted ending fund balance, with a net impact of $0;
   d. In the Parks and Recreation Capital Fund, increases the Mitigation Fee Act revenue estimate and increases the Park Impact Fees Monitoring project, the Parkland Acquisition project, the Community ISC Aquatic Facility project, and the Ending Fund Balance, with a net impact of $13,297,955;
   e. In the Public Buildings Capital Fund, recognizes a transfer from the Downtown Parking Maintenance District Fund and establishes a Public Facilities Paid Parking project, with a net impact of $180,000;
   f. In the Public Donations Fund, recognizes and appropriates non-resident youth sports participation fees, donations, and interest earnings for the Wade Brummal Scholarship Program, with a net impact of $20,797;
   g. In the Sewer Utility Fund, transfers funding to the Vehicle Replacement Fund and decreases the unrestricted ending fund balance, with a net impact of $0;
   h. In the Storm Drain Capital Fund, decreases the other agencies revenue estimate and decreases the unrestricted ending fund balance, with a net impact of ($126,281);
   i. In the Streets and Highways Capital Fund, adjusts the other agencies revenue estimate, increases the transfer to the Traffic Mitigation Fund, and adjusts the unrestricted ending fund balance, with a net impact of $149,379;
   j. In the Traffic Mitigation Fund, recognizes a transfer from the Streets and Highways Capital Fund and increases the unrestricted ending fund balance, with a net impact of $144,379;
   k. In the Vehicle Replacement Fund, adjusts transfers from the Electric Utility, Sewer Utility, and Water Utility Fund and adjusts the capital

outlay appropriation, with a net impact of ($3,000); and

l. In the Water Utility Fund, transfers funding to the Vehicle Replacement Fund and decreases the unrestricted ending fund balance, with a net impact of $0.

A motion was made by Councilmember Hardy, seconded by Vice Mayor Gonzalez, to (1) note and file the Monthly Financial Status Report and Monthly Investment Report for December 2025 as presented; and (2) approve the Fiscal Year 2025/26 budget amendments in the following funds (a) in the General Fund, increases the other fees for service estimate and the miscellaneous other revenue estimate and appropriates funding to the Fire Department and Non-Departmental, with a net impact of $418,600; (c) in the Electric Utility Fund, decreases the transfer to the Vehicle Replacement Fund and increases the unrestricted ending fund balance, with a net impact of $0; (d) in the Parks and Recreation Capital Fund, increases the Mitigation Fee Act revenue estimate and increases the Park Impact Fees Monitoring project, the Parkland Acquisition project, the Community ISC Aquatic Facility project, and the Ending Fund Balance, with a net impact of $13,297,955; (f) in the Public Donations Fund, recognizes and appropriates non-resident youth sports participation fees, donations, and interest earnings for the Wade Brummal Scholarship Program, with a net impact of $20,797; (g) in the Sewer Utility Fund, transfers funding to the Vehicle Replacement Fund and decreases the unrestricted ending fund balance, with a net impact of $0; (h) in the Storm Drain Capital Fund, decreases the other agencies revenue estimate and decreases the unrestricted ending fund balance, with a net impact of ($126,281); (i) in the Streets and Highways Capital Fund, adjusts the other agencies revenue estimate, increases the transfer to the Traffic Mitigation Fund, and adjusts the unrestricted ending fund balance, with a net impact of $149,379; (j) in the Traffic Mitigation Fund, recognizes a transfer from the Streets and Highways Capital Fund and increases the unrestricted ending fund balance, with a net impact of $144,379; (k) in the Vehicle Replacement Fund, adjusts transfers from the Electric Utility, Sewer Utility, and Water Utility Fund and adjusts the capital outlay appropriation, with a net impact of ($3,000); and (l) in the Water Utility Fund, transfers funding to the Vehicle Replacement Fund and decreases the unrestricted ending fund balance, with a net impact of $0.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

Absent: 1 - Councilmember Chahal

2.G 26-115 Action on the Award of Purchase Orders to Bosco Oil Company DBA Valley Oil and Tom Lopes Distributing, Inc. DBA Western States Oil Company for the Purchase of Unleaded Fuel 87-Octane, Ultra-Low Sulfur Diesel, and Renewable Diesel Fuel Through January 31, 2029 and Ratify Purchase Orders Issued After Prior City Council Authorization Expired

Recommendation:

1. Authorize the City Manager or designee to execute purchase orders for unleaded fuel 87-octane gasoline, ultra-low sulfur diesel, and renewable diesel fuel with Bosco Oil Company DBA Valley Oil and Tom Lopes Distributing, Inc. DBA Western States Oil Company pursuant to the County of Santa Clara's cooperative fuel agreements, for an aggregate not-to-exceed maximum compensation of $1,338,000 (inclusive of the ratified amount below) for the period from January 12, 2026 through January 11, 2027, and for an aggregate not-to-exceed maximum compensation of $3,000,000 from January 12, 2027 through January 31, 2029 (in the event the County extends the existing agreements or awards successor agreements), subject to budget appropriations and the final review/approval as to form by the City Attorney; and
2. Ratify purchase orders issued between January 12, 2026 and the date of City Council approval to Bosco Oil Company DBA Valley Oil and Tom Lopes Distributing, Inc. DBA Western States Oil Company in a total amount not-to-exceed $300,000, which is included in the total authorization above.

A motion was made by Councilmember Hardy, seconded by Vice Mayor Gonzalez, to (1) authorize the City Manager or designee to execute purchase orders for unleaded fuel 87-octane gasoline, ultra-low sulfur diesel, and renewable diesel fuel with Bosco Oil Company DBA Valley Oil and Tom Lopes Distributing, Inc. DBA Western States Oil Company pursuant to the County of Santa Clara's cooperative fuel agreements, for an aggregate not-to-exceed maximum compensation of $1,338,000 (inclusive of the ratified amount below) for the period from January 12, 2026 through January 11, 2027, and for an aggregate not-to-exceed maximum compensation of $3,000,000 from January 12, 2027 through January 31, 2029 (in the event the County extends the existing agreements or awards successor agreements), subject to budget appropriations and the final review/approval as to form by the City Attorney; and (2) ratify purchase orders issued between January 12, 2026 and the date of City Council approval to Bosco Oil Company DBA Valley Oil and Tom Lopes Distributing, Inc. DBA Western States Oil Company in a total amount not-to-exceed $300,000, which is included in the total authorization above.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

Absent: 1 - Councilmember Chahal

2.I 26-16420 Action on Traffic Calming Measures along Harold Avenue as part of the South of Forest Neighborhood Traffic Calming Study

Recommendation: Alternative 2: Waive the 100% concurrence requirement of the NTCP and allow the installation of two speed humps on Harold Avenue, one at location #1 at 35 Harold Avenue and one at location #2A at 140 Harold Avenue.

A motion was made by Councilmember Hardy, seconded by Vice Mayor Gonzalez, to waive the 100% concurrence requirement of the Neighborhood Traffic Calming Program and allow the installation of two speed humps on Harold Avenue, one at location #1 at 35 Harold Avenue and one at location #2A at 140 Harold Avenue.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

Absent: 1 - Councilmember Chahal

2.J 26-17230 Action on Four Resolutions Delegating Authority to the City Manager/Executive Director, Director of Human Resources, and Risk Manager or their designees to Act on Behalf of the City of Santa Clara, Santa Clara Stadium Authority, Sports and Open Space Authority, and Housing Authority, with Regard to Official Matters of the Public Risk Innovation, Solution and Management Joint Powers Authority

Recommendation: Approve four Resolutions, as follows:

1. City of Santa Clara Resolution Delegating Authority to the City Manager, Director of Human Resources, and Risk Manager or their designees to Act on Behalf of the City of Santa Clara with Regard to Official Matters of the Public Risk Innovation, Solution and Management Joint Powers Authority;
2. Santa Clara Stadium Authority Resolution Delegating Authority to the Executive Director or his designee(s) to Act on Behalf of the Santa Clara Stadium Authority with Regard to Official Matters of the Public Risk Innovation, Solution and Management Joint Powers Authority;
3. City of Santa Clara Sports and Open Space Authority Resolution Delegating Authority to the Contract Administrator or his designee(s) to Act on Behalf of the City of Santa Clara Sports and Open Space Authority with Regard to Official Matters of the Public Risk Innovation, Solution and Management Joint Powers Authority; and
4. Santa Clara Housing Authority Resolution Delegating Authority to the Executive Director or his designee(s) to Act on Behalf of the Santa Clara Housing Authority with Regard to Official Matters of the Public Risk Innovation, Solution and Management Joint Powers Authority.

A motion was made by Councilmember Hardy, seconded by Vice Mayor Gonzalez, to adopt (1) Resolution No. 26-9540 Delegating Authority to the City Manager, Director of Human Resources, and Risk Manager or their designees to Act on Behalf of the City of Santa Clara with Regard to Official Matters of the Public Risk Innovation, Solution and Management Joint Powers Authority; (2) Resolution No. 26-2 (SA) Delegating Authority to the Executive Director or his designee(s) to Act on Behalf of the Santa Clara Stadium Authority with Regard to Official Matters of the Public Risk Innovation, Solution and Management Joint Powers Authority; (3) Resolution No. 26-1 (SOSA) Delegating Authority to the Contract Administrator or his designee(s) to Act on Behalf of the City of Santa Clara Sports and Open Space Authority with Regard to Official Matters of the Public Risk Innovation, Solution and Management Joint Powers Authority; and (4) Resolution No. 26-1 (HA) Delegating Authority to the Executive Director or his designee(s) to Act on Behalf of the Santa Clara Housing Authority with Regard to Official Matters of the Public Risk Innovation, Solution and Management

Joint Powers Authority.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

Absent: 1 - Councilmember Chahal

2.L 26-195 Action to Authorize the Use of City Water and Sewer Utility Forces at Various Locations to Implement Water Main Replacement Projects, Including Projects Scheduled for Construction in Calendar Year 2026 and Ratification of Completed Projects

Recommendation:

1. Determine that the proposed actions are exempt from CEQA pursuant to Section 15302(c) (Class 2 - Replacement or Reconstruction) of Title 1 of California Code of Regulations; and
2. Declare and determine in accordance with Section 1310 of the City Charter that the public works described in this report and generally located at White Drive, Benton Street, Las Palmas Drive, Loyola Drive, Buchanan Drive, Chromite Drive, Glad Drive, Agate Drive, Meadowbrook Drive, Crystal Drive, Borax Drive, Amethyst Drive, Pruneridge Drive, Hillsdale Drive, Giannini Drive, Pruneridge Avenue (West), Meadow Avenue, Larsen Court, La Herran Drive, Hillsdale Avenue, La Salle Avenue, De Soto Avenue, Randolph Avenue, Magellan Avenue, Daniel Way, Montclair Drive, Fulton Court, and Cody Court, are better performed by the City with its own employees based on the information set forth in this Report to Council and authorize the performance of these public works consistent with this authorization, including ratification of completed projects.

A motion was made by Councilmember Hardy, seconded by Vice Mayor Gonzalez, to (1) determine that the proposed actions are exempt from CEQA pursuant to Section 15302(c) (Class 2 - Replacement or Reconstruction) of Title 1 of California Code of Regulations; and (2) declare and determine in accordance with Section 1310 of the City Charter that the public works generally located at White Drive, Benton Street, Las Palmas Drive, Loyola Drive, Buchanan Drive, Chromite Drive, Glad Drive, Agate Drive, Meadowbrook Drive, Crystal Drive, Borax Drive, Amethyst Drive, Pruneridge Drive, Hillsdale Drive, Giannini Drive, Pruneridge Avenue (West), Meadow Avenue, Larsen Court, La Herran Drive, Hillsdale Avenue, La Salle Avenue, De Soto Avenue, Randolph Avenue, Magellan Avenue, Daniel Way, Montclair Drive, Fulton Court, and Cody Court, are better performed by the City with its own employees based on the information set forth in this Report to Council and authorize the performance of these public works consistent with this authorization, including ratification of completed projects.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

Absent: 1 - Councilmember Chahal

2.M 26-64 Action on the City's 2026 Legislative Advocacy Positions

Recommendation: Adopt the 2026 Legislative Advocacy Positions on Broadband, Cable Services, and Wireless Telecommunications Facilities; Community Services; Emergency Management; Energy Legislation, Regulations and Issues; Housing; Human Resources and Public Sector Employment; Public Safety; Regional Issues and Collaboration; Sustainability and Environmental Protection; Transportation Issues; and Water Supply and Conservation in the forms presented.

A motion was made by Councilmember Hardy, seconded by Vice Mayor Gonzalez, to adopt the 2026 Legislative Advocacy Positions on Broadband, Cable Services, and Wireless Telecommunications Facilities; Community Services; Emergency Management; Energy Legislation, Regulations and Issues; Housing; Human Resources and Public Sector Employment; Public Safety; Regional Issues and Collaboration; Sustainability and Environmental Protection; Transportation Issues; and Water Supply and Conservation in the forms presented.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

Absent: 1 - Councilmember Chahal

2.N 26-242 Action to Waive Second Reading and Adopt Ordinance No. 2085 Establishing the Citywide Objective Design Standards Ordinance for Multi-Family and Residential Mixed-Use Projects by Adding a New Chapter 18.27 to the City Code

Recommendation: Waive Second Reading and Adopt Ordinance No. 2085 Establishing the Citywide Objective Design Standards Ordinance for Multi-Family and Residential Mixed-Use Projects by Adding a New Chapter 18.27 to the City Code.

A motion was made by Councilmember Hardy, seconded by Vice Mayor Gonzalez, to waive Second Reading and adopt Ordinance No. 2085 Establishing the Citywide Objective Design Standards Ordinance for Multi-Family and Residential Mixed-Use Projects by Adding a New Chapter 18.27 to the City Code.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

Absent: 1 - Councilmember Chahal

2.O 26-249 Action to Approve Additional Positions and Eliminate One Position in the Community Development Department (Deferred from February 24, 2026)

Recommendation: Approve the addition of one Business Analyst, one Communications Coordinator position, and one Senior Planner position, and the elimination of one Staff Analyst II position in the Community Development Department.

A motion was made by Councilmember Hardy, seconded by Vice Mayor Gonzalez, to approve the addition of one Business Analyst, one Communications Coordinator position, and one Senior Planner position, and the elimination of one Staff Analyst II position in the Community Development Department.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

Absent: 1 - Councilmember Chahal

SANTA CLARA STADIUM AUTHORITY BOARD CONSENT CALENDAR

3.B 26-84 Action on Purchase Order with Arata Equipment Company for the Trash Compactor Units and Trash Compactor Replacement CapEx Projects at Levi's Stadium

Recommendation:

1. Approve approval and award of a single-source purchase order with Arata Equipment Company, for the removal and disposal of four existing commercial trash compactor units and the purchase and installation of four new Sani-Tech trash compactors at Levi's Stadium (Trash Compactor Replacement and Trash Compactor Units CapEx Projects) in the amount of $629,869.50 (inclusive of all applicable sales tax); and
2. Authorize the Stadium Manager to execute change orders up to 10% or $62,986.95 for a total not to exceed amount of $692,856.45, in amounts determined by the Stadium Manager to be necessary and appropriate to address unexpected essential electrical modifications (such as any damaged aboveground electrical hookups) required to ensure the proper installation and operation of the compactor units.

A motion was made by Boardmember Hardy, seconded by Vice Chair Gonzalez, to (1) approve and award of a single-source purchase order with Arata Equipment Company, for the removal and disposal of four existing commercial trash compactor units and the purchase and installation of four new Sani-Tech trash compactors at Levi's Stadium (Trash Compactor Replacement and Trash Compactor Units CapEx Projects) in the amount of $629,869.50 (inclusive of all applicable sales tax); and (2) authorize the Stadium Manager to execute change orders up to 10% or $62,986.95 for a total not to exceed amount of $692,856.45, in amounts determined by the Stadium Manager to be necessary and appropriate to address unexpected essential electrical modifications (such as any damaged aboveground electrical hookups) required to ensure the proper installation and operation of the compactor units.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

Absent: 1 - Councilmember Chahal

3.C 26-193 Action on Stadium Authority Bills and Claims for the Month of January 2026

Recommendation: Approve the list of Stadium Authority Bills and Claims for January 2026.

A motion was made by Boardmember Hardy, seconded by Vice Chair Gonzalez, to approve the list of Stadium Authority Bills and Claims for January 2026.

Aye: 6 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

Absent: 1 - Councilmember Chahal

PUBLIC PRESENTATIONS

John Connor voiced his concerns regarding federal immigration enforcement.

Howard Gibbins spoke regarding Super Bowl LX's impact on his business.

Brian Darby spoke regarding electrical utility fires.

David Kertes spoke regarding the Economic Development & Marketing Committee meetings.

Noah MacDonald requested **Council** agendize a discussion of Downtown RFP and selection committee.

Council questions followed.

City Manager Grogan addressed **Council** questions.

Anthony Becker (time donated by Fred, Liz Munoz, and Abel) made a Council Policy 030 request to investigate the disclosure of confidential information from Closed Session.

CONSENT ITEMS PULLED FOR DISCUSSION

PUBLIC HEARING/GENERAL BUSINESS

5. 26-45 Action on the Proposed Santa Clara Stadium Authority Fiscal Year 2026/27 Operating, Debt Service and Capital Expenditure Plan and Budget, Policies for the Stadium Authority Budget and Compliance and Management, and 2026 Non-NFL Events Marketing Plan, Including an Amendment to the Existing Agreement with Canyon Oaks Ventures, LLC for the Review of the Events Marketing Plan and the Completion of a Stadium Market Trend Analysis

Recommendation:

1. Adopt the Santa Clara Stadium Authority Fiscal Year 2026/27 Operating, Debt Service, and Capital Budget;
2. With respect to the CapEx Plan: (a) Approve the Fiscal Year 2026/27 CapEx projects (Year One), of the Stadium Manager's 5-Year Capital Expenditure Plan, including such Projects that are to be completed over Multiple Years; (b) do not approve at this time CapEx projects to be commenced after Fiscal Year 2026/27 (Years 2 through 5); and (c) upon completion of the Stadium Manager's Facility Condition Assessment, Stadium Authority staff's evaluation and completion of its own Facility Condition Assessment, and further discussions with Stadium Manager, return to the Stadium Authority Board with staff's recommendation for Stadium Authority action on the CapEx program for Years 2 through 5.
3. Note and file the 2026 Levi's Stadium Marketing Plan;
4. Authorize the Executive Director to amend the Agreement with Canyon Oaks Ventures, LLC to extend the term through December 31, 2026, and increase the not to exceed amount up to $130,000, as needed, to complete the described scope of work for a Stadium Non-NFL Event Marketing Plan Review and Market Trend Analysis;
5. Adopt the Stadium Authority Board Budget Policy; and
6. Adopt the Stadium Authority Board Compliance and Management Policy.

Executive Director Grogan provided a Powerpoint presentation on Action on the Proposed Santa Clara Stadium Authority Fiscal Year 2026/27 Budget, and Compliance and Management Policies, and 2026 Marketing Plan.

Chair Gillmor, Vice Chair Gonzalez, and **Boardmember Park** left the dias at 8:13 PM.

Executive Director Grogan called for a recess at 8:14 PM.

Chair Gillmor reconvened the meeting at 8:16 PM.

Executive Director Grogan and **Treasurer Lee** provided a Powerpoint presentation on Action on the Proposed Santa Clara Stadium Authority FY 2026/27 Budget, and Compliance and Management Policies, and 2026

Marketing Plan.

Boardmember questions and comments followed.

Treasurer Lee, Executive Director Grogan, Stadium Authority Counsel Googins and **Jihad Beauchman (General Counsel, San Francisco 49ers)**, addressed **Boardmember** questions.

Jihad Beauchman (General Counsel, San Francisco 49ers) provided a Powerpoint presentation on the Santa Clara Stadium Authority Fiscal Year 2026/27 Budget.

Boardmember questions and comments followed.

Jihad Beauchman (General Counsel, San Francisco 49ers) addressed **Boardmember** questions.

Executive Director Grogan and **Stadium Authority Counsel Googins** provided some remarks.

Public Comment: Ken Kratz

Board discussion followed.

A motion was made by Boardmember Jain, seconded by Boardmember Hardy, to (1) adopt the Santa Clara Stadium Authority Fiscal Year 2026/27 Operating, Debt Service, and Capital Budget; (2) with respect to the CapEx Plan: (a) Approve the Fiscal Year 2026/27 CapEx projects (Year One, and for items that have budget allocated in Year One and in a forecast expenditure in Year Two), of the Stadium Manager's 5-Year Capital Expenditure Plan, including such Projects that are to be completed over Multiple Years; (b) do not approve at this time CapEx projects to be commenced after Fiscal Year 2026/27 (Years 2 through 5); and (c) upon completion of the Stadium Manager's Facility Condition Assessment, Stadium Authority staff's evaluation and completion of its own Facility Condition Assessment, and further discussions with Stadium Manager, return to the Stadium Authority Board with staff's recommendation for Stadium Authority action on the CapEx program for Years 2 through 5; (3) note and file the 2026 Levi's Stadium Marketing Plan; (4) authorize the Executive Director to amend the Agreement with Canyon Oaks Ventures, LLC to extend the term through December 31, 2026, and increase the not to exceed amount up to $130,000, as needed, to complete the described scope

of work for a Stadium Non-NFL Event Marketing Plan Review and Market Trend Analysis; (5) adopt the Stadium Authority Board Budget Policy; and (6) adopt the Stadium Authority Board Compliance and Management Policy.

Aye: 4 - Vice Chair Gonzalez, Boardmember Hardy, Boardmember Park, and Boardmember Jain

Nay: 2 - Boardmember Cox, and Chair Gillmor

Absent: 1 - Boardmember Chahal

A motion was made by Vice Mayor/Chair, seconded by Council/Boardmember Hardy, to extend this meeting for one hour to 1:15 AM.

Aye: 5 - Vice Mayor/Chair Gonzalez, Council/Boardmember Hardy, Council/Boardmember Park, Council/Boardmember Jain, and Council/Boardmember Cox

Absent: 1 - Council/Boardmember Chahal

Abstained: 1 - Mayor/Chair Gillmor

Mayor/Chair Gillmor left the meeting at 12:14 AM.

Vice Mayor/Chair Gonzalez called for a recess at 12:14 AM and reconvened the meeting at 12:23 AM.

2.K 26-85 Action to Approve the Annual Military Equipment Report, and Adopt a Resolution Making Required Findings and Renewing Santa Clara City Code Section 2.80.080, Allowing for the Continued Use of the Military Equipment Funding, Acquisition and Use Policy Pursuant to Assembly Bill 481

Recommendation: Approve the Annual Military Equipment Report and Adopt a Resolution Making Required Findings and Renewing Santa Clara City Code Section 2.80.080, Allowing for the Continued Use of the Military Equipment Funding, Acquisition and Use Policy Pursuant to Assembly Bill 481.

Public member **Jay Ess** pulled this item.

Chief of Police Morgan and **Lieutenant Enos** provided a verbal report.

Public Comment: Jay Ess
Ken Kratz

Lieutenant Enos provided some remarks.

Council questions and comments followed.

Chief of Police Morgan addressed **Council** questions.

A motion was made by Councilmember Hardy, seconded by Councilmember Jain, to approve the Annual Military Equipment Report and adopt Resolution No. 26-9541 Making Required Findings and Renewing Santa Clara City Code Section 2.80.080, Allowing for the Continued Use of the Military Equipment Funding, Acquisition and Use Policy Pursuant to Assembly Bill 481.

Aye: 5 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Councilmember Cox

Absent: 2 - Councilmember Chahal, and Mayor Gillmor

2.F 26-86 Action on a Resolution Accepting $6,525,617 CalOES Award from the Fiscal Year 2026 Counter Unmanned Aircraft System Grant Program, Authorize the City Manager or Designee to Negotiate and Execute Any and All Documents Required to Accept and Use the Award, and Approve the Related Budget Amendment

Recommendation:

1. Approve a Resolution Accepting $6,525,617 CalOES Award from the Fiscal Year 2026 Counter Unmanned Aircraft System Grant Program and Authorizing the City Manager or Designee to Negotiate and Execute Any and All Documents Required to Accept and Use the Award;
2. Authorize the City Manager or designee to negotiate and execute purchase orders for equipment and related services in support of the Counter Unmanned Aircraft System Program, consistent with the grant requirements, through the City's established procurement processes or the California 1122 Public Safety Procurement Program, in an amount not to exceed $6,525,617, subject to the review and approval as to form by the City Attorney; and
3. Approve the FY 2025/26 budget amendment in the Police Operating Grant Trust Fund to recognize grant revenue in the amount of $6,525,617 and establish the 2026 Counter-Unmanned Aircraft Systems Grant Program appropriation in the amount of $6,525,617 **(five affirmative Council votes required)**.

Public member **Jay Ess** pulled this item.

Chief of Police Morgan and **Sergeant Deger** provided a verbal report.

Council questions and comments followed.

Sergeant Deger addressed **Council** questions.

Public Comment: Jay Ess
Ken Kratz

Sergeant Deger provided some remarks.

Council questions and comments followed.

Chief of Police Morgan and **Sergeant Deger** addressed **Council** questions.

A motion was made by Councilmember Hardy, seconded by Councilmember Jain, to (1) approve Resolution No. 26-9539 Accepting $6,525,617 CalOES Award from the Fiscal Year 2026 Counter Unmanned Aircraft System Grant Program and Authorizing

the City Manager or Designee to Negotiate and Execute Any and All Documents Required to Accept and Use the Award; (2) authorize the City Manager or designee to negotiate and execute purchase orders for equipment and related services in support of the Counter Unmanned Aircraft System Program, consistent with the grant requirements, through the City's established procurement processes or the California 1122 Public Safety Procurement Program, in an amount not to exceed $6,525,617, subject to the review and approval as to form by the City Attorney; and (3) approve the Fiscal Year 2025/26 budget amendment in the Police Operating Grant Trust Fund to recognize grant revenue in the amount of $6,525,617 and establish the 2026 Counter-Unmanned Aircraft Systems Grant Program appropriation in the amount of $6,525,617.

Aye: 5 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Park, Councilmember Jain, and Councilmember Cox

Absent: 2 - Councilmember Chahal, and Mayor Gillmor

2.H 26-96 Action on an Agreement with Peregrine Technologies, Inc. for a Data Integration Platform and Professional Services for a Not-to-Exceed Amount of $2,802,002 Over a Ten-Year Term and to Approve the Related Budget Amendment

Recommendation:

1. Authorize the City Manager or designee to negotiate and execute an agreement with Peregrine Technologies, Inc. (Agreement) for an enterprise Data Integration Platform and related professional services for an initial five-year term with a maximum amount not-to-exceed $1,179,689.98, subject to the appropriation of funds and approval of final form by the City Attorney;
2. Authorize the City Manager or designee to take any actions as necessary to implement and administer the Agreement, including (a) exercising up to five one-year options to extend the Agreement term, and (b) negotiating and executing amendment(s) to the Agreement to (i) increase the maximum compensation by up to $1,622,311.40 (inclusive of $254,727.40 contingency) for a total aggregate not-to-exceed amount of $2,802,001.38 over the full ten-year term, (ii) add or delete services consistent with the scope of services, and (iii) make de minimis changes, subject to the appropriation of funds and approval as to form by the City Attorney; and
3. Approve the FY 2025/26 Budget Amendment in the General Fund to increase the Police Department budget in the amount of $244,420 and decrease the Budget Stabilization Reserve in the amount of $244,420 **(five affirmative Council votes required for the use of unused balances).**

Public member **Jay Ess** pulled this item.

Chief of Police Morgan and **Sergeant Lutz** provided a verbal report.

Council questions and comments followed.

Sergeant Lutz and **Andrew Riley (Regional Sales Manager, Peregrine Technologies)** addressed **Council** questions.

Public Comment: Jay Ess
Ken Kratz

Council discussion followed.

Josh Medel (Solutions Engineer, Peregrine Technologies) and **Chief of Police Morgan** addressed **Council** questions.

A motion was made by Councilmember Hardy, seconded by

Councilmember Jain, to continue this item to the next meeting. The motion was withdrawn.

A substitute motion was made by Councilmember Park to authorize the City Manager or designee to negotiate and execute an agreement with Peregrine Technologies, Inc. (Agreement) for an enterprise Data Integration Platform and related professional services for an initial one-year term, with a report to Council after FIFA World Cup. The motion failed due to lack of a second.

Council discussion followed.

A motion was made by Councilmember Jain, seconded by Councilmember Hardy, to (1) authorize the City Manager or designee to negotiate and execute an agreement with Peregrine Technologies, Inc. (Agreement) for an enterprise Data Integration Platform and related professional services for an initial five-year term with a maximum amount not-to-exceed $1,179,689.98, subject to the appropriation of funds and approval of final form by the City Attorney; (2) authorize the City Manager or designee to take any actions as necessary to implement and administer the Agreement, including (a) exercising up to five one-year options to extend the Agreement term, and (b) negotiating and executing amendment(s) to the Agreement to (i) increase the maximum compensation by up to $1,622,311.40 (inclusive of $254,727.40 contingency) for a total aggregate not-to-exceed amount of $2,802,001.38 over the full ten-year term, (ii) add or delete services consistent with the scope of services, and (iii) make de minimis changes, subject to the appropriation of funds and approval as to form by the City Attorney; (3) approve the Fiscal Year 2025/26 Budget Amendment in the General Fund to increase the Police Department budget in the amount of $244,420 and decrease the Budget Stabilization Reserve in the amount of $244,420; and (4) direct staff to return to Council with a report before the end of the first year.

The motion failed.

Aye: 4 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Jain, and Councilmember Cox

Nay: 1 - Councilmember Park

Absent: 2 - Councilmember Chahal, and Mayor Gillmor

Council/Boardmember Cox left the meeting at 2:10 AM.

4. 26-16330 Action to Adopt the Vision Zero Action Plan and Approve a Recommendation for a New Position in the Department of Public Works to Support Vision Zero Plan Implementation

Recommendation: Take action to approve Alternatives 1, 3, and 4 as presented in staff's report as follows:

1. Adopt a resolution to approve the Vision Zero Action Plan in substantially the form presented.
3. Authorize the City Manager to take any and all actions necessary to modify, edit, update, and maintain the Vision Zero Action Plan, and to implement elements of the Plan that do not require Council approval.
4. Approve the addition of 1.0 Senior Civil Engineer position in the Department of Public Works to begin implementation of the Vision Zero Program.

Senior Engineer He provided a Powerpoint presentation on Action to Adopt the Vision Zero Action Plan and Approve a Recommendation for a New Position in the Department of Public Works to Support Vision Zero Plan Implementation.

Council questions followed.

Senior Engineer He and **City Manager Grogan** addressed **Council** questions.

Public Comment: Betsy Megas
Ken Kratz

Council discussion followed.

Director of Public Works Mobeck and **City Manager Grogan** addressed **Council** questions.

A motion was made by Councilmember Hardy, seconded by Councilmember Jain, to (1) adopt a Resolution to approve the Vision Zero Action Plan in substantially the form presented; (2) authorize the City Manager to take any and all actions necessary to modify, edit, update, and maintain the Vision Zero Action Plan, and to implement elements of the Plan that do not require Council approval; and (3) approve the addition of 1.0 Senior Civil Engineer position in the Department of Public Works to begin implementation of the Vision Zero Program.

The motion failed.

Aye: 3 - Vice Mayor Gonzalez, Councilmember Hardy, and Councilmember Jain

Nay: 1 - Councilmember Park

Absent: 3 - Councilmember Chahal, Councilmember Cox, and Mayor Gillmor

A motion was made by Councilmember Hardy, seconded by Councilmember Jain, to (1) adopt Resolution No. 26-9542 to approve the Vision Zero Action Plan in substantially the form presented; and (2) authorize the City Manager to take any and all actions necessary to modify, edit, update, and maintain the Vision Zero Action Plan, and to implement elements of the Plan that do not require Council approval.

Aye: 4 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Park, and Councilmember Jain

Absent: 3 - Councilmember Chahal, Councilmember Cox, and Mayor Gillmor

3.A 26-56 Action on the Santa Clara Stadium Authority Financial Status Report for Quarter Ending December 31, 2025 and Approve Related Budget Amendments

Recommendation:

1. Note and file the Santa Clara Stadium Authority Financial Status Report for the Quarter Ending December 31, 2025; and
2. Approve the FY 2025/26 Budget Amendments in the Operating Budget in the aggregate amount of $5,239,000 to reflect changes in projected revenues and expenses, and amendments to the Capital Budget in the aggregate amount of $2,000 to increase and reallocate project expenses, offset by a reduction in Ending Fund Balance, all as more specifically provided in Attachment 2.

A motion was made by Boardmember Jain, seconded by Boardmember Hardy, to (1) note and file the Santa Clara Stadium Authority Financial Status Report for the Quarter Ending December 31, 2025; and (2) approve the Fiscal Year 2025/26 Budget Amendments in the Operating Budget in the aggregate amount of $5,239,000 to reflect changes in projected revenues and expenses, and amendments to the Capital Budget in the aggregate amount of $2,000 to increase and reallocate project expenses, offset by a reduction in Ending Fund Balance.

Aye: 4 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Park, and Councilmember Jain

Absent: 3 - Councilmember Chahal, Councilmember Cox, and Mayor Gillmor

6. 26-120 Public Hearing: Action to Terminate Two Historic Property Preservation Agreements (Mills Act Contracts) at 1711 Main Street and 906 Monroe Street / 1341 Homestead Road (CONTINUED FROM JANUARY 27, 2026)

Recommendation: Hold the public hearings, consider all testimony presented and, based upon the evidence presented:

1. Terminate the Mills Act Contract for the property located at **1711 Main Street** due to violation of Sections 3(c) and 4(a) of the Agreement, effective immediately;
2. Terminate the Mills Act Contract for the property located at **906 Monroe Street / 1341 Homestead Road** due to violation of Sections 3(c) and 4(a) of the Agreement, effective immediately; and
3. Direct the Community Development Director to inform the affected property owners and the County and take all other actions necessary to implement the terminations.

This item was continued to a meeting date uncertain.

REPORTS OF MEMBERS, SPECIAL COMMITTEES AND COUNCILMEMBER 030 REQUESTS

None.

CITY MANAGER/EXECUTIVE DIRECTOR REPORT

None.

ADJOURNMENT

The meeting was adjourned at 2:47 AM on March 11, 2026 in memory of Marilyn Jo Petersen.

26-298 Adjournment Post Meeting Material

The next regular scheduled meeting is on Tuesday, March 24, 2026 in the City Hall Council Chambers.

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

STREAMING SERVICES: As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15), or the livestream on the City's YouTube channel or Facebook page.

Note: The public cannot participate in the meeting through these livestreaming methods; livestreaming capabilities may be disrupted at times, viewers may always view and participate in meetings in-person and via Zoom as noted on the agenda.

AB23 ANNOUNCEMENT: Members of the Santa Clara Stadium Authority, Sports and Open Space Authority and Housing Authority are entitled to receive $30 for each attended meeting.

Note: The City Council and its associated Authorities meet as separate agencies but in a concurrent manner. Actions taken should be considered actions of only the identified policy body.

LEGEND: City Council (CC); Stadium Authority (SA); Sports and Open Space Authority (SOSA); Housing Authority (HA); Successor Agency to the City of Santa Clara Redevelopment Agency (SARDA); Bayshore North Project Enhancement Authority (BNPEA); Public Facilities Financing Corporation (PFFC)

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

Draft

City of Santa Clara

Meeting Minutes of the

Joint City Council and Authorities Concurrent &

Santa Clara Stadium Authority Board

03/24/2026 **5:30 PM** **Hybrid Meeting**
City Hall Council Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting City Council meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

• Via Zoom:
  o https://santaclaraca.zoom.us/j/99706759306
    Meeting ID: 997-0675-9306
  o Phone 1(669) 900-6833

How to Submit Written Public Comment Before City Council Meeting:

1. Use the eComment tab located on the City Council Agenda page https://santaclara.legistar.com/Calendar.aspx). eComments are directly sent to the iLegislate application used by City Council and staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting.
2. By email to clerk@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to the Council and will be uploaded to the City Council Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email. **NOTE**: Please note eComments and Emails received as public comment **will not** be read aloud during the meeting.

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Closed Session - 5:30 PM | Regular Meeting - 7:00 PM

5:30 PM CLOSED SESSION

Call to Order in the Council Chambers

Mayor Gillmor called the Closed Session to order at 5:37 PM.

Confirmation of Quorum

Assistant City Clerk Pimentel confirmed a quorum.

1.A 26-266 Conference with Legal Counsel-Existing Litigation
Pursuant to Gov. Code § 54956.9(d)(1)

Name of case: City of Santa Clara v. Bogard Construction, Inc., et al; Santa Clara County Superior Court case number 23CV424421

1.B 26-319 Conference with Legal Counsel-Existing Litigation
Pursuant to Gov. Code § 54956.9(d)(1)

Name of case: City of Santa Clara v. 891 Laurelwood LLC; Santa Clara County Superior Court case number: 25CV472883

Conference with Real Property Negotiators
Pursuant to Gov. Code § 54956.8

Property: 891 Laurelwood, Santa Clara, CA 95054 (APN 101-11-004)
City Negotiator: Jovan Grogan, City Manager (or designee)
Negotiating Parties: 891 Laurelwood LLC and South Bay Windows, Inc
Under Negotiation: Purchase of Real Property Interests (provisions, price and terms of payment)

Public Comment

None.

Convene to Closed Session (Sparacino Conference Room)

Mayor Gillmor adjourned into Closed Session at 5:40 PM.

7:00 PM JOINT CITY COUNCIL/STADIUM AUTHORITY BOARD MEETING

Call to Order in the Council Chambers

Mayor/Chair Gillmor called the regular meeting to order at 7:06 PM.

Pledge of Allegiance and Statement of Values

Council/Board recited the Pledge of Allegiance.

Council/Boardmember Cox recited the Statement of Values.

Roll Call

Assistant City Clerk/Secretary Pimentel recited the AB23 announcement and Statement of Behavioral Standards.

Assistant City Clerk/Secretary Pimentel also noted that any registered Lobbyist speaking during the Public Meeting will need to identify themselves and whom they represent.

Present: 7 - Vice Mayor/Chair Albert Gonzalez, Council/Boardmember Raj Chahal, Council/Boardmember Karen Hardy, Council/Boardmember Kevin Park, Council/Boardmember Suds Jain, Council/Boardmember Kelly Cox, and Mayor/Chair Lisa M. Gillmor

REPORTS OF ACTION TAKEN IN CLOSED SESSION MATTERS

City Attorney Googins reported that there was no reportable action from Closed Session.

CONTINUANCES/EXCEPTIONS/RECONSIDERATIONS

A motion was made by Councilmember Hardy, seconded by Vice Mayor Gonzalez, to reconsider Item 2.H from the March 10, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting regarding an agreement with Peregrine Technologies.

Public Comment: Jay Ess

Council questions and comments followed.

City Attorney Googins and **City Manager Grogan** addressed **Council** questions.

Council discussion followed.

A substitute motion was made by Councilmember Park, seconded by Councilmember Jain, to continue the reconsideration of Item 2.H from the March 10, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting regarding an agreement with Peregrine Technologies until Governance & Ethics Committee resolve issues regarding prevailing party, severability, quorum, etc.

Public Comment: Jay Ess
Public Speaker
Manny
Howard Gibbins

To consider the substitute motion.

Aye: 3 - Councilmember Chahal, Councilmember Park, and Councilmember Jain

Nay: 4 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Cox, and Mayor Gillmor

The motion failed.

Public Comment: Jay Ess
Public Speaker
Manny
Howard Gibbins

Council discussion followed.

Councilmember Park left the dias at 7:56 PM.

A motion was made by Councilmember Hardy, seconded by Vice Mayor Gonzalez, to reconsider Item 2.H from the March 10, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting regarding an agreement with Peregrine Technologies at the April 7, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting.

Aye: 4 - Vice Mayor Gonzalez, Councilmember Hardy, Councilmember Cox, and Mayor Gillmor

Nay: 2 - Councilmember Chahal, and Councilmember Jain

Absent: 1 - Councilmember Park

Councilmember Park returned to the dias at 7:57 PM.

Jeremy Barousse requested that Item 8 be moved up on tonight's agenda.

A motion was made by Councilmember Jain, seconded by Councilmember Park, take up agenda items in the following order: Items 6, 7, 8, and then 5.

Aye: 7 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

SPECIAL ORDER OF BUSINESS

2.A 26-247 Proclamation of March 2026 as Red Cross Month

Mayor Gillmor, on behalf of the **Council**, proclaimed March 2026 as Red Cross Month.

Reagan Lund (Executive Director, Red Cross) accepted the proclamation and provided some remarks.

Council comments followed.

2.B 26-248 Recognition of the Silicon Valley Lunar New Year Together Committee in honor of the Silicon Valley New Year Together Celebration

Mayor Gillmor, on behalf of the **Council**, recognized the Silicon Valley Lunar New Year Together Committee in honor of the Silicon Valley Near Year Together Celebration.

Diana Ding (CEO, Ding Ding TV) accepted the proclamation and provided some remarks.

CONSENT CALENDAR

Council/Boardmember Cox pulled Items 4.C and 4.D.

A motion was made by Council/Boardmember Hardy, seconded by Council/Boardmember Chahal, to approve the balance of the Consent Calendar (except Items 4.C and 4.D).

Aye: 7 - Vice Mayor/Chair Gonzalez, Council/Boardmember Chahal, Council/Boardmember Hardy, Council/Boardmember Park, Council/Boardmember Jain, Council/Boardmember Cox, and Mayor/Chair Gillmor

3.A 26-312 Action on the February 10, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting and February 24, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting Minutes

Recommendation: Approve the February 10, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting and February 24, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting Minutes.

A motion was made by Council/Boardmember Hardy, seconded by Council/Boardmember Chahal, to approve the February 10, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting and February 24, 2026 Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting Minutes.

Aye: 7 - Vice Mayor/Chair Gonzalez, Council/Boardmember Chahal, Council/ Boardmember Hardy, Council/Boardmember Park, Council/Boardmember Jain, Council/Boardmember Cox, and Mayor/Chair Gillmor

3.B 26-6 Board, Commissions and Committee Minutes

Recommendation: Note and file the Minutes of:
City-School Liaison Committee Meeting - November 12, 2025
Planning Commission - February 11, 2026
Historical and Landmarks Commission - December 4, 2025
Neighborhood University Relations Committee - October 20, 2025
Downtown Community Task Force - October 16, 2025
Bicycle and Pedestrian Advisory Committee - October 27, 2025

A motion was made by Councilmember Hardy, seconded by Councilmember Chahal, to note and file the Minutes of: City-School Liaison Committee Meeting - November 12, 2025, Planning Commission - February 11, 2026, Historical and Landmarks Commission - December 4, 2025, Neighborhood University Relations Committee - October 20, 2025, Downtown Community Task Force - October 16, 2025, and Bicycle and Pedestrian Advisory Committee - October 27, 2025.

Aye: 7 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

3.C 26-283 Action on Monthly Financial Status and Investment Reports for January 2026 and Approval of the Related Budget Amendments

Recommendation:

1. Note and file the Monthly Financial Status Report and Monthly Investment Report for January 2026 as presented; and
2. Approve the Fiscal Year 2025/26 budget amendments in the following funds (as detailed in the Fiscal Impact section of the staff report and Attachment 3 of the staff report):
   a. In the General Fund, increase the Other Revenue estimate and the Non-Departmental budget for the "Mission Meets the Moment" campaign, with a net impact of $25,000;
   b. In the Expendable Trust Fund, increase the Other Agencies Revenue estimate and the Silicon Valley Animal Control Authority appropriations for the Information Technology and Public Works Departments, with a net impact of $45,000; and
   c. In the Fire Operating Grant Trust Fund, increase the Other Agencies Revenue Estimate and the USAR Training Reimbursement appropriation, with a net impact of $3,520.

Five affirmative Council votes required to allocate additional revenue

A motion was made by Councilmember Hardy, seconded by Councilmember Chahal, to (1) note and file the Monthly Financial Status Report and Monthly Investment Report for January 2026 as presented; and (2) approve the Fiscal Year 2025/26 budget amendments in the following funds: (a) in the General Fund, increase the Other Revenue estimate and the Non-Departmental budget for the "Mission Meets the Moment" campaign, with a net impact of $25,000; (b) in the Expendable Trust Fund, increase the Other Agencies Revenue estimate and the Silicon Valley Animal Control Authority appropriations for the Information Technology and Public Works Departments, with a net impact of $45,000; and (c) in the Fire Operating Grant Trust Fund, increase the Other Agencies Revenue Estimate and the USAR Training Reimbursement appropriation, with a net impact of $3,520.

Aye: 7 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

3.D 26-138 Action on the City of Santa Clara Federally Funded Grants' Single Audit Report for Fiscal Year Ended June 30, 2025

Recommendation: Note and file the City of Santa Clara Single Audit Report for the year ended June 30, 2025, as recommended by the City Council Audit Committee.

A motion was made by Councilmember Hardy, seconded by Councilmember Chahal, to note and file the City of Santa Clara Single Audit Report for the year ended June 30, 2025, as recommended by the Audit Committee.

Aye: 7 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

3.E 26-218 Action to Authorize the City Manager to Negotiate and Execute an Agreement with Anixter Inc. for the Purchase of High-Voltage Circuit Breakers for Silicon Valley Power, for a Total Not-to-Exceed Compensation of $20,842,000 and Approve Related Budget Amendments

Recommendation:

1. Authorize the City Manager or designee to negotiate and execute an agreement with Anixter, Inc. (Agreement) for the purchase of high-voltage circuit breakers, for approximately a three-year agreement term, plus a five-year warranty period, with a maximum compensation of $20,842,000, subject to the appropriation of funds and the review and approval as to form by the City Attorney;
2. Authorize the City Manager or designee to (a) take any actions as necessary to implement and administer the Agreement and associated purchase orders, and (b) negotiate and execute amendments to the Agreement for (i) additional circuit breaker procurements; (ii) address issues during the design and fabrication of the circuit breakers, and (iii) make de minimis changes, subject to the maximum compensation set forth above and the review and approval as to form by the City Attorney; and
3. Approve the following FY 2025/26 budget amendments:
   a. In the Electric Utility Fund, increase the transfer to the Electric Utility Capital Fund and reduce the Operations and Maintenance Reserve Ending Fund Balance by $20,842,000 (**five affirmative City Council votes required for the use of unused balances**); and
   b. In the Electric Utility Capital Fund, increase the transfer from the Electric Utility Fund and establish the NRS 80kA Breakers Replacement Project in the amount of $20,842,000 **(five affirmative City Council votes required to appropriate additional revenue)**.

A motion was made by Councilmember Hardy, seconded by Councilmember Chahal, to (1) authorize the City Manager or designee to negotiate and execute an agreement with Anixter, Inc. (Agreement) for the purchase of high-voltage circuit breakers, for approximately a three-year agreement term, plus a five-year warranty period, with a maximum compensation of $20,842,000, subject to the appropriation of funds and the review and approval as to form by the City Attorney; (2) authorize the City Manager or designee to (a) take any actions as necessary to implement and administer the Agreement and associated purchase orders, and (b) negotiate and execute amendments to the Agreement for (i) additional circuit breaker procurements; (ii) address issues during the design and fabrication of the circuit breakers, and (iii) make de minimis changes, subject to the maximum compensation set forth above and the review and approval as to form by the City Attorney;

and (3) approve the following FY 2025/26 budget amendments: (a) in the Electric Utility Fund, increase the transfer to the Electric Utility Capital Fund and reduce the Operations and Maintenance Reserve Ending Fund Balance by $20,842,000; and (b) in the Electric Utility Capital Fund, increase the transfer from the Electric Utility Fund and establish the NRS 80kA Breakers Replacement Project in the amount of $20,842,000.

Aye: 7 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

3.F 26-17110 Action on the Proposed Standstill Agreement for the Santana Terrace Apartments with Alpha Z San Jose Apt 1, LLC, Located at 190 N. Winchester Boulevard to Extend the Time for Refinance Lenders to Comply with Affordability Covenants Consistent with Fannie Mae/Freddie Mac Loan Requirements

Recommendation: Approve and authorize the City Manager to execute the Standstill Agreement for the Santana Terrace Project on the terms presented in a final form approved by the City Attorney.

A motion was made by Councilmember Hardy, seconded by Councilmember Chahal, to approve and authorize the City Manager to execute the Standstill Agreement for the Santana Terrace Project on the terms presented in a final form approved by the City Attorney.

Aye: 7 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

3.G 26-199 Action to Authorize the City Manager to Negotiate and Execute Amendments to the Agreement with Intertek USA, Inc., to Provide Non-Destructive Examination, Consulting, and Engineering Services for Silicon Valley Power, for a Total Not-to-Exceed Compensation of $1,050,000

Recommendation:

1. Determine that the proposed action is exempt from CEQA pursuant to Section 15303 (Class 1 - Existing Facilities) of Title 14 of the California Code of Regulations; and
2. Authorize the City Manager or designee to (a) negotiate and execute amendments to the agreement with Intertek USA, Inc. (Agreement) for non-destructive examination, consulting, and engineering services for Silicon Valley Power to: (i) increase the maximum compensation to $1,050,000; (ii) add or delete services associated with the services; (iii) adjust rates in accordance with the Agreement's rate adjustment provisions; and (iv) make de minimis changes; and (b) take any actions as necessary to implement and administer the Agreement, subject to the appropriation of funds and the review and approval as to form by the City Attorney.

A motion was made by Councilmember Hardy, seconded by Councilmember Chahal, to (1) determine that the proposed action is exempt from CEQA pursuant to Section 15303 (Class 1 - Existing Facilities) of Title 14 of the California Code of Regulations; and (2) authorize the City Manager or designee to (a) negotiate and execute amendments to the agreement with Intertek USA, Inc. (Agreement) for non-destructive examination, consulting, and engineering services for Silicon Valley Power to: (i) increase the maximum compensation to $1,050,000; (ii) add or delete services associated with the services; (iii) adjust rates in accordance with the Agreement's rate adjustment provisions; and (iv) make de minimis changes; and (b) take any actions as necessary to implement and administer the Agreement, subject to the appropriation of funds and the review and approval as to form by the City Attorney.

Aye: 7 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

3.H 26-15110 Action to Authorize the City Manager to Negotiate and Execute Amendments to the Agreement with KONE, Inc. for Citywide Elevator Maintenance and Repair Services to Increase the Total Not-to-Exceed Maximum Compensation to $1,148,452, Inclusive of All Option Years

Recommendation:

1. Determine that the proposed actions are exempt from CEQA pursuant to Section 15301 (Existing Facilities) of Title 14 of California Code of Regulations;
2. Authorize the City Manager or designee to execute amendments to the agreement with KONE, Inc. for citywide elevator maintenance and repair services, to increase the maximum compensation up to $1,148,452, subject to the appropriation of funds and final review and approval as to form by the City Attorney; and
3. Authorize the City Manager or designee to take any actions necessary to implement and administer the agreement with KONE, Inc., including exercising up to five one-year options in accordance with the agreement through February 28, 2031, and to negotiate and execute future amendment(s) to (a) add or delete City facilities and/or related services, (b) adjust rates consistent with market conditions, and (c) make de minimis changes, subject to the above maximum compensation limit and final review and approval as to form by the City Attorney.

A motion was made by Councilmember Hardy, seconded by Councilmember Chahal, to (1) determine that the proposed actions are exempt from CEQA pursuant to Section 15301 (Existing Facilities) of Title 14 of California Code of Regulations; (2) authorize the City Manager or designee to execute amendments to the agreement with KONE, Inc. for citywide elevator maintenance and repair services, to increase the maximum compensation up to $1,148,452, subject to the appropriation of funds and final review and approval as to form by the City Attorney; and (3) authorize the City Manager or designee to take any actions necessary to implement and administer the agreement with KONE, Inc., including exercising up to five one-year options in accordance with the agreement through February 28, 2031, and to negotiate and execute future amendment(s) to: (a) add or delete City facilities and/or related services, (b) adjust rates consistent with market conditions, and (c) make de minimis changes, subject to the above maximum compensation limit and final review and approval as to form by the City Attorney.

Aye: 7 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

3.I 26-113 Action to Authorize the City Manager to Execute Amendment No. 2 to the Software License and Support Agreement with Siemens Industry Inc., for the EnergyIP Meter Data Management System for a Total Not-to-Exceed Compensation of $1,543,419, and Ratify Previous Payments Exceeding City Council Authorization

Recommendation:

1. Authorize the City Manager or designee to execute Amendment No. 2 to the Software License and Support Agreement (SLMA) with Siemens Industries, Inc., for the EnergyIP Meter Data Management System, for a maximum compensation amount of $1,543,419, for the period from August 18, 2009, to June 30, 2030, subject to budget appropriations and the review and approval as to form by the City Attorney;
2. Ratify previous expenditures made under the SLMA in an amount of $777,553 for the period from August 18, 2009, through June 30, 2025; and
3. Authorize the City Manager or designee to take any actions necessary to implement and administer the SLMA, and negotiate and execute future amendment(s) to (a) add or delete services associated with the services, (b) adjust future rates consistent with market conditions, and (c) make de minimis changes, subject to budget appropriations and the review and approval as to form by the City Attorney.

A motion was made by Councilmember Hardy, seconded by Councilmember Chahal, to (1) authorize the City Manager or designee to execute Amendment No. 2 to the Software License and Support Agreement (SLMA) with Siemens Industries, Inc., for the EnergyIP Meter Data Management System, for a maximum compensation amount of $1,543,419, for the period from August 18, 2009, to June 30, 2030, subject to budget appropriations and the review and approval as to form by the City Attorney; (2) ratify previous expenditures made under the SLMA in an amount of $777,553 for the period from August 18, 2009, through June 30, 2025; and (3) authorize the City Manager or designee to take any actions necessary to implement and administer the SLMA, and negotiate and execute future amendment(s) to: (a) add or delete services associated with the services, (b) adjust future rates consistent with market conditions, and (c) make de minimis changes, subject to budget appropriations and the review and approval as to form by the City Attorney.

Aye: 7 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

3.J 26-208 Action to Authorize the City Manager to Execute Amendment No. 2 to the Agreement with Z'Onion Creative Group LLC to Provide Marketing and Communications Services, for a Total Not-to-Exceed Compensation of $560,000

Recommendation:

1. Authorize the City Manager or designee to execute Amendment No. 2 to the Agreement with Z'Onion Creative Group LLC (Agreement) to increase the maximum compensation by $310,000 for marketing and communication services, for a revised not-to-exceed maximum compensation amount of $560,000, subject to the appropriation of funds; and
2. Authorize the City Manager or designee to take all actions necessary to implement and administer the Agreement, including negotiating and executing future amendments to (i) add or delete related line item services; (ii) implement rate adjustments on the terms provided in Exhibit B, and (iii) make de minimis changes, provided that the total not-to-exceed maximum compensation is not exceeded, subject to the appropriation of funds and review and approval as to form by the City Attorney.

A motion was made by Councilmember Hardy, seconded by Councilmember Chahal, to (1) authorize the City Manager or designee to execute Amendment No. 2 to the Agreement with Z'Onion Creative Group LLC (Agreement) to increase the maximum compensation by $310,000 for marketing and communication services, for a revised not-to-exceed maximum compensation amount of $560,000, subject to the appropriation of funds; and (2) authorize the City Manager or designee to take all actions necessary to implement and administer the Agreement, including negotiating and executing future amendments to (i) add or delete related line item services; (ii) implement rate adjustments on the terms provided in Exhibit B, and (iii) make de minimis changes, provided that the total not-to-exceed maximum compensation is not exceeded, subject to the appropriation of funds and review and approval as to form by the City Attorney.

Aye: 7 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

3.K 26-134 Action on the 2025 General Plan Annual Progress Report (APR)

Recommendation: Accept the General Plan Annual Progress Report as presented by staff for submittal to the California Department of Housing and Community Development (HCD).

A motion was made by Councilmember Hardy, seconded by Councilmember Chahal, to accept the General Plan Annual Progress Report as presented by staff for submittal to the California Department of Housing and Community Development (HCD).

Aye: 7 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

3.L 26-170 Action to Authorize the Use of City Electric Forces for New Dark Fiber Installations From 5453 Great America Parkway to 5200 Patrick Henry Drive to 2895 Northwestern Parkway, With an Estimated Cost of $9,741

Recommendation:
1. Determine the proposed action is exempt from CEQA pursuant to Section 15303 (Class 3 - New Facilities) of Title 14 of the California Code of Regulations; and
2. Declare and determine in accordance with Section 1310 of the City Charter that the public works with an estimated cost of $9,741, located from 5453 Great America Parkway to 5200 Patrick Henry Drive to 2895 Northwestern Parkway, is better performed by the City with its own employees based on the information set forth in this Report to Council and authorize the performance of this public work consistent with this authorization.

A motion was made by Councilmember Hardy, seconded by Councilmember Chahal, to (1) determine the proposed action is exempt from CEQA pursuant to Section 15303 (Class 3 - New Facilities) of Title 14 of the California Code of Regulations; and (2) declare and determine in accordance with Section 1310 of the City Charter that the public works with an estimated cost of $9,741, located from 5453 Great America Parkway to 5200 Patrick Henry Drive to 2895 Northwestern Parkway, is better performed by the City with its own employees and authorize the performance of this public work consistent with this authorization.

Aye: 7 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

SANTA CLARA STADIUM AUTHORITY BOARD CONSENT CALENDAR

4.A 26-232 Action on an Amendment No.1 to the Agreement with Advanced Integrated Pest Management for Pest Control Services at Levi's Stadium to Extend the Term by One Year, Increase the Total Agreement Amount by $82,500, Update the Compensation and Fee Schedule, and Delegate Authority to the Executive Director for Future Amendments

Recommendation:

1. Approve and authorize the Stadium Manager to execute an Amendment No. 1 to the Agreement with Advanced Integrated Pest Management for pest control services at Levi's Stadium to increase the maximum compensation by $82,500 to cover services from April 1, 2026 to March 31, 2027 and update the compensation and fee schedule to reflect Exhibit B-2.
2. Authorize the Executive Director to approve future amendments to the Agreement with Advanced Integrated Pest Management to: (a) exercise the final one-year option for the fifth contract year, increase the not-to-exceed amount by $86,625 to cover services from April 1, 2027 to March 31, 2028, adjust the compensation to reflect rate increases not to exceed 5% over the prior year upon providing reasonable justification of rate increases, and (b) increase the total not-to-exceed amount by up to an additional $25,000 as contingency for unanticipated services, which may be utilized during the fourth or fifth contract years, all subject to the same basic terms and conditions and budget appropriations.
3. Authorize the Executive Director to approve future amendment to the Agreement with Advanced Integrated Pest Management, under the same basic terms and conditions, for a period not to exceed six months beyond the fifth contract year through September 30, 2028, increase the not-to-exceed amount by $45,478 to cover up to six months of services, and adjust the compensation and fee schedule to reflect rate increases not to exceed 5% over the prior year upon providing reasonable justification of rate increases, provided the Stadium Manager is engaged in an active competitive solicitation process and subject to budget appropriations.
4. The total not-to-exceed maximum compensation for the Agreement with Advanced Integrated Pest Management, inclusive of contingency and all contract years, shall not exceed $489,603.

A motion was made by Boardmember Hardy, seconded by Boardmember Chahal, to (1) approve and authorize the Stadium Manager to execute an Amendment No. 1 to the Agreement with Advanced Integrated Pest Management for pest control services at Levi's Stadium to increase the maximum compensation by $82,500 to cover services from April 1, 2026 to March 31, 2027 and update the compensation and fee schedule to reflect Exhibit B-2; (2) authorize the Executive Director to approve future amendments to the Agreement with Advanced Integrated Pest Management to: (a)

exercise the final one-year option for the fifth contract year, increase the not-to-exceed amount by $86,625 to cover services from April 1, 2027 to March 31, 2028, adjust the compensation to reflect rate increases not to exceed 5% over the prior year upon providing reasonable justification of rate increases, and (b) increase the total not-to-exceed amount by up to an additional $25,000 as contingency for unanticipated services, which may be utilized during the fourth or fifth contract years, all subject to the same basic terms and conditions and budget appropriations; (3) authorize the Executive Director to approve future amendment to the Agreement with Advanced Integrated Pest Management, under the same basic terms and conditions, for a period not to exceed six months beyond the fifth contract year through September 30, 2028, increase the not-to-exceed amount by $45,478 to cover up to six months of services, and adjust the compensation and fee schedule to reflect rate increases not to exceed 5% over the prior year upon providing reasonable justification of rate increases, provided the Stadium Manager is engaged in an active competitive solicitation process and subject to budget appropriations; and (4) the total not-to-exceed maximum compensation for the Agreement with Advanced Integrated Pest Management, inclusive of contingency and all contract years, shall not exceed $489,603.

Aye: 7 - Vice Chair Gonzalez, Boardmember Chahal, Boardmember Hardy, Boardmember Park, Boardmember Jain, Boardmember Cox, and Chair Gillmor

4.B 26-233 Action on an Amendment No. 1 to the Agreement with Gachina Landscape Management, Inc. for Landscaping Services at Levi's Stadium to Extend the Term by One Year, Update the Compensation and Fee Schedule, and Add a Termination for Convenience Clause

Recommendation: Approve the Stadium Manager's request to execute an Amendment No. 1 to the Agreement with Gachina Landscaping Management, Inc. to extend the term through March 31, 2027, in an amount not-to-exceed $40,000 for the fourth contract year and not-to-exceed $250,000 over the four-year term, subject to budget appropriations, update the compensation and fee schedule with Exhibit B-1, and add a termination for convenience clause.

A motion was made by Boardmember Hardy, seconded by Boardmember Chahal, to approve the Stadium Manager's request to execute an Amendment No. 1 to the Agreement with Gachina Landscaping Management, Inc. to extend the term through March 31, 2027, in an amount not-to-exceed $40,000 for the fourth contract year and not-to-exceed $250,000 over the four-year term, subject to budget appropriations, update the compensation and fee schedule with Exhibit B-1, and add a termination for convenience clause.

Aye: 7 - Vice Chair Gonzalez, Boardmember Chahal, Boardmember Hardy, Boardmember Park, Boardmember Jain, Boardmember Cox, and Chair Gillmor

4.E 26-313 Action on an Amendment No. 2 to the Agreement with Integrated Communication Systems for Fire Alarm Testing, Inspection, Maintenance, and Related Services at Levi's Stadium to Extend the Term by One Year, Increase the Total Agreement Amount, Update the Compensation and Fee Schedule, and Delegate Authority to the Executive Director for Future Amendments

Recommendation:

1. Approve and authorize the Stadium Manager to execute an Amendment No. 2 to the Agreement with Integrated Communication System for fire alarm testing, inspections, maintenance, and related services at Levi's Stadium to increase the maximum compensation by $160,000 to cover services from April 1, 2026 to March 31, 2027 and update the compensation and fee schedule to reflect Exhibit B-2;
2. Authorize the Executive Director to approve future amendments to the Agreement with Integrated Communication Systems to exercise the final one-year option for the fifth contract year, increase the not-to-exceed amount by $168,000 to cover services from April 1, 2027 to March 31, 2028, and adjust the compensation and fee schedule to reflect rate increases not to exceed 5% upon providing reasonable justification of rate increases, all subject to the same basic terms and conditions and budget appropriations;
3. Authorize the Executive Director to approve future amendment to the Agreement with Integrated Communication System, under the same basic terms and conditions, for a period not to exceed six months beyond the fifth contract year through September 30, 2028, increase the not-to-exceed amount by $88,200 to cover up to six months of services, and adjust the compensation and fee schedule to reflect rate increases not to exceed 5% over the prior year upon providing reasonable justification of rate increases, provided the Stadium Manager is engaged in an active competitive solicitation process and subject to budget appropriations; and
4. The total not-to-exceed maximum compensation for the Agreement with Integrated Communication Systems, inclusive of all contract years and the six-month extension period, shall not exceed $824,200.

A motion was made by Boardmember Hardy, seconded by Boardmember Chahal, to (1) approve and authorize the Stadium Manager to execute an Amendment No. 2 to the Agreement with Integrated Communication System for fire alarm testing, inspections, maintenance, and related services at Levi's Stadium to increase the maximum compensation by $160,000 to cover services from April 1, 2026 to March 31, 2027 and update the compensation and fee schedule to reflect Exhibit B-2; (2) authorize the Executive Director to approve future amendments to the Agreement with Integrated Communication Systems to exercise the final one-year

option for the fifth contract year, increase the not-to-exceed amount by $168,000 to cover services from April 1, 2027 to March 31, 2028, and adjust the compensation and fee schedule to reflect rate increases not to exceed 5% upon providing reasonable justification of rate increases, all subject to the same basic terms and conditions and budget appropriations; (3) authorize the Executive Director to approve future amendment to the Agreement with Integrated Communication System, under the same basic terms and conditions, for a period not to exceed six months beyond the fifth contract year through September 30, 2028, increase the not-to-exceed amount by $88,200 to cover up to six months of services, and adjust the compensation and fee schedule to reflect rate increases not to exceed 5% over the prior year upon providing reasonable justification of rate increases, provided the Stadium Manager is engaged in an active competitive solicitation process and subject to budget appropriations; and (4) the total not-to-exceed maximum compensation for the Agreement with Integrated Communication Systems, inclusive of all contract years and the six-month extension period, shall not exceed $824,200.

Aye: 7 - Vice Chair Gonzalez, Boardmember Chahal, Boardmember Hardy, Boardmember Park, Boardmember Jain, Boardmember Cox, and Chair Gillmor

4.F 26-316 Action on an Amendment No. 3 to the Agreement with Everon LLC for Fire Sprinkler Testing, Inspection, and Maintenance Services to Extend the Term by One Year, Increase the Total Agreement Amount, Update the Compensation and Fee Schedule, and Delegate Authority to the Executive Director for Future Amendments

Recommendation:

1. Approve and authorize the Stadium Manager to execute an Amendment No. 3 to the Agreement with Everon LLC for fire sprinkler testing, inspection, and maintenance services at Levi's Stadium to increase the maximum compensation by $94,000 to cover services from April 1, 2026 to March 31, 2027 and update the compensation and fee schedule to Exhibit B-2;
2. Authorize the Executive Director to approve future amendments to the Agreement with Everon LLC to exercise the final one-year option for the fifth contract year, increase the not-to-exceed amount by $97,800 to cover services from April 1, 2027 to March 31, 2028, and adjust the compensation and fee schedule to reflect rate increases not to exceed 5% over the prior year upon providing reasonable justification of rate increases, all subject to the same basic terms and conditions and budget appropriations;
3. Authorize the Executive Director to approve future amendment to the Agreement with Everon LLC, under the same basic terms and conditions, for a period not to exceed six months beyond the fifth contract year through September 30, 2028, increase the total not-to-exceed amount by $49,862 to cover six months of services, and adjust the compensation and fee schedule to reflect rate increases not to exceed 5% over the prior year upon providing reasonable justification of rate increases, provided the Stadium Manager is engaged in an active competitive solicitation process and subject to budget appropriations; and
4. The total not-to-exceed maximum compensation for the Agreement with Everon LLC, inclusive of all contract years and the six-month extension period, shall not exceed $494,562.

A motion was made by Boardmember Hardy, seconded by Boardmember Chahal, to (1) approve and authorize the Stadium Manager to execute an Amendment No. 3 to the Agreement with Everon LLC for fire sprinkler testing, inspection, and maintenance services at Levi's Stadium to increase the maximum compensation by $94,000 to cover services from April 1, 2026 to March 31, 2027 and update the compensation and fee schedule to Exhibit B-2; (2) authorize the Executive Director to approve future amendments to the Agreement with Everon LLC to exercise the final one-year option for the fifth contract year, increase the not-to-exceed amount by $97,800 to cover services from April 1, 2027 to March 31, 2028,

and adjust the compensation and fee schedule to reflect rate increases not to exceed 5% over the prior year upon providing reasonable justification of rate increases, all subject to the same basic terms and conditions and budget appropriations; (3) aAuthorize the Executive Director to approve future amendment to the Agreement with Everon LLC, under the same basic terms and conditions, for a period not to exceed six months beyond the fifth contract year through September 30, 2028, increase the total not-to-exceed amount by $49,862 to cover six months of services, and adjust the compensation and fee schedule to reflect rate increases not to exceed 5% over the prior year upon providing reasonable justification of rate increases, provided the Stadium Manager is engaged in an active competitive solicitation process and subject to budget appropriations; and (4) the total not-to-exceed maximum compensation for the Agreement with Everon LLC, inclusive of all contract years and the six-month extension period, shall not exceed $494,562.

Aye: 7 - Vice Chair Gonzalez, Boardmember Chahal, Boardmember Hardy, Boardmember Park, Boardmember Jain, Boardmember Cox, and Chair Gillmor

26-365 Public Presentations Post Meeting Material

PUBLIC PRESENTATIONS

Jay Ess expressed concerns regarding the agenda order of the March 10, 2026 City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting and requested **Council** to amend Council Policy 055.

Howard Gibbins spoke regarding a verbal altercation he had with **Anthony Becker**.

Sudhanva Belur spoke in favor of federal recognition for the Muwekma Ohlone Tribe.

Satkrutan Kalidas spoke in favor of federal recognition for the Muwekma Ohlone Tribe.

Micah Chiang spoke in favor of federal recognition for the Muwekma Ohlone Tribe.

Julie Dominquez spoke in favor of federal recognition for the Muwekma Ohlone Tribe.

Joey Torres spoke in favor of federal recognition for the Muwekma Ohlone Tribe.

James Rowen spoke regarding Robert Owen's passing.

John Preciado spoke regarding the closing of Great America Theme Park.

Akemi Flynn spoke regarding a public session on lessons learned from Super Bowl LX.

Lucila Ortiz spoke regarding a public session on lessons learned from Super Bowl LX.

Jeremy Barousse spoke regarding investing in immigration services.

Anthony Becker (time donated by Abel and Fred) made a Council Policy 030 request to investigate the disclosure of confidential information from Closed Session.

A motion was made by Councilmember Gonzalez, seconded by Councilmember Cox, to agendize a resolution in support of federal recognition for the Muwekma Ohlone Tribe at a future meeting date

uncertain.

Aye: 7 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

PUBLIC HEARING/GENERAL BUSINESS

6. 26-172 Public Hearing: Adoption of a Resolution Ordering the Abatement of a Nuisance Consisting of Growing Weeds in Association with the County Weed Abatement Program for 2026

Recommendation:

1. Determine the proposed actions are exempt from CEQA pursuant to Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) of Title 14 of the California Code of Regulations;
2. Accept the recommendation from the City's Code Enforcement for the removal of the four (4) properties who have demonstrated compliance from the County's 2026 Commencement Report; and
3. Adopt a Resolution Ordering the Abatement of a Nuisance Consisting of Growing Weeds in the City of Santa Clara on the Identified Parcels in Accordance with City Code Chapter 8.15 and in Association with the County Weed Abatement Program (Attachment 7).

Mayor Gillmor opened the Public Hearing.

City Manager Grogan made some opening remarks and introduced **Acting Deputy Fire Chief Panko** and **Garik Iosilevsky (Program Manager, Santa Clara County)** who provided a Powerpoint presentation on the Weed Abatement Program.

Council questions and comments followed.

Acting Deputy Fire Chief Panko and **Garik Iosilevsky (Program Manager, Santa Clara County)** addressed **Council** questions.

Public Comment: Marc Fontana

A motion was made by Councilmember Chahal, seconded by Councilmember Gonzalez, to close the Public Hearing.

Aye: 7 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

Council discussion followed.

A motion was made by Councilmember Hardy, seconded by Councilmember Chahal, to (1) determine the proposed actions are exempt from CEQA pursuant to Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) of Title 14 of the California Code of Regulations; (2) accept the recommendation from the City's Code Enforcement for the removal of the four properties who have demonstrated compliance from the County's 2026 Commencement Report; (3) remove Marc Fontana from the Weed Abatement list upon verification; and (4) adopt Resolution No. 26-9543 Ordering the Abatement of a Nuisance Consisting of Growing Weeds in the City of Santa Clara on the Identified Parcels in Accordance with City Code Chapter 8.15 and in Association with the County Weed Abatement Program.

Aye: 7 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

7. 26-135 Public Hearing: Opportunity for Public Comment on the First Version of the DRAFT FY 2026/27 Annual Action Plan for the Use of Federal Housing and Urban Development (HUD) Grant Funds

Recommendation: Approve the 2026-2027 DRAFT Annual Action Plan and direct staff to include public comments in the final version to be presented to the City Council on May 5, 2026.

Mayor Gillmor opened the Public Hearing.

City Manager Grogan made some opening remarks and introduced **Housing Manager Marcus** who provided a Powerpoint presentation on the Draft Annual Action Plan for the Use of Federal Housing and Urban Development Grant Funds.

Council questions and comments followed.

Housing Manager Marcus addressed **Council** questions.

Public Comment: Pilar Furlong

A motion was made by Councilmember Chahal, seconded by Vice Mayor Gonzalez, to close the Public Hearing.

Aye: 7 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

A motion was made by Councilmember Hardy, seconded by Councilmember Jain, to approve the 2026-2027 Draft Annual Action Plan and direct staff to include public comments in the final version to be presented to the City Council on May 5, 2026.

Aye: 7 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

8. 26-273 Informational Report Regarding the Santa Clara Police Department's Automated License Plate Reader (ALPR) Policy, Compliance Review, and Program Operations

Recommendation: Note and file Information Report.

Chief of Police Morgan, **Mike Sena (Director, Northern California Regional Intelligence Center)**, and **Police Sergeant Williams** provided a Powerpoint presentation on Informational Report Regarding the Santa Clara Police Department's Automated License Plate Reader (ALPR) Policy, Compliance Review and Program Operations.

Council questions and comments followed.

Public comment: Jay Ess (Time donated by Shalini Venkatesh)
KBT
David Kertes
Jeff Houston
Jill Brooks
Jeremy Barousse
Lesley Kelsey
Yvonne (Time donated by Santiago Inciarte)
Yun
Kimberly Woo
Victor Sin
Tim MacKenzie
Manny
Lucila Ortiz
Jonathan Soria
Austin M
Carrie Levin
Satish
Edward Strine
Drew
Heidi

Chief of Police Morgan and **Police Sergeant Williams** addressed **Council** questions.

Council discussion followed.

A motion was made by Council/Boardmember Hardy, seconded by Council/Boardmember Cox, to finish this item and Item 4.D and continue Items 4.C and 5 to the April 7, 2026 City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting.

Aye: 7 - Vice Mayor/Chair Gonzalez, Council/Boardmember Chahal, Council/ Boardmember Hardy, Council/Boardmember Park, Council/Boardmember Jain, Council/Boardmember Cox, and Mayor/Chair Gillmor

Council discussion followed.

Chief of Police Morgan, Sergeant Williams, City Attorney Googins, and **City Manager Grogan** addressed **Council** questions.

A motion was made by Councilmember Hardy, seconded by Councilmember Cox, to note and file informational report and direct staff to return with a report within 6 months.

Aye: 7 - Vice Mayor Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Councilmember Cox, and Mayor Gillmor

26-367 Post Meeting Material

CONSENT ITEMS PULLED FOR DISCUSSION

5. 26-295 Action on Monthly Financial Status and Investment Reports for December 2025 and Approve the Related Budget Amendments (ITEMS 2b AND 2e CONTINUED FROM MARCH 10, 2026)

Recommendation: 2. Approve the FY 2025/26 budget amendments in the following funds (as detailed in the Fiscal Impact section of the staff report and Attachment 1 of the staff report):

b. In the Downtown Parking Maintenance District Fund, transfers funding to the Public Buildings Fund and decreases the unrestricted ending fund balance, with a net impact of $0; and

e. In the Public Buildings Capital Fund, recognizes a transfer from the Downtown Parking Maintenance District Fund and establishes a Public Facilities Paid Parking project, with a net impact of $180,000.

Five affirmative Council votes required to appropriate additional revenue, allocate unused balances

This item was continued to the April 7, 2026 City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting.

4.C 26-315 Action on an Amendment No. 1 to the Agreement with West Coast Turf for the Supply, Delivery, and Installation of Sod for the Field at Levi's Stadium to Extend the Term by One Year, Increase the Total Agreement Amount, Update the Compensation and Fee Schedule, and Delegate Authority to the Executive Director for Future Amendments

Recommendation:

1. Approve and authorize the Stadium Manager to execute an Amendment No. 1 with West Coast Turf for supply, delivery, and installation of sod services at Levi's Stadium to increase the maximum compensation by $1,600,000 to cover services from April 1, 2026 to March 31, 2027 and update the compensation and fee schedule to reflect Exhibit B-2 and Schedule A-1;
2. Authorize the Executive Director to approve future amendment to the Agreement with West Coast Turf to exercise the final one-year option for the fifth contract year, increase the not-to-exceed amount by $1,680,000 to cover services from April 1, 2027 to March 31, 2028, and adjust the compensation fee schedule to reflect rate increases not to exceed 5% upon providing reasonable justification of rate increases, all subject to the same basic terms and conditions and budget appropriations;
3. Authorize the Executive Director to approve future amendment to the Agreement with West Coast Turf, under the same basic terms and conditions, for a period not to exceed six months beyond the fifth contract year through September 30, 2028, increase the not-to-exceed amount by $840,000 to cover up to six months of services, and adjust the compensation and fee schedule to reflect rate increases not to exceed 5% over the prior year upon providing reasonable justification of rate increases, provided the Stadium Manager is engaged in an active competitive solicitation process and subject to budget appropriations; and
4. The total not-to-exceed maximum compensation for the Agreement, inclusive of all contract years and the six-month extension period, shall not exceed $8,920,000.

This item was continued to the April 7, 2026 City Council and Authorities Concurrent & Santa Clara Stadium Authority Board Meeting.

4.D 26-311 Action on Amendment No. 2 to the Agreement with KPMG LLP for Auditing and Consulting Services for the Santa Clara Stadium Authority

Recommendation: Approve and authorize the Executive Director or designee to execute Amendment No. 2 to the Agreement with KPMG LLP for audit and consulting services to extend the term of the agreement to June 30, 2026 in a final form approved by the Stadium Authority Counsel.

A motion was made by Boardmember Cox, seconded by Vice Chair Gonzalez, to approve and authorize the Executive Director or designee to execute Amendment No. 2 to the Agreement with KPMG LLP for audit and consulting services to extend the term of the agreement to June 30, 2026 in a final form approved by the Stadium Authority Counsel.

Aye: 7 - Vice Chair Gonzalez, Boardmember Chahal, Boardmember Hardy, Boardmember Park, Boardmember Jain, Boardmember Cox, and Chair Gillmor

REPORTS OF MEMBERS, SPECIAL COMMITTEES AND COUNCILMEMBER 030 REQUESTS

Councilmember Chahal spoke about recognizing May as Myositis Awareness Month.

Councilmember Jain noted that he attended the CivicWell Policymakers Conference at Yosemite March on 12-14, 2026. He provided a verbal report on the conference.

CITY MANAGER/EXECUTIVE DIRECTOR REPORT

City Manager Grogan noted that a Major Event reimbursement update was provided to Council through email and additional information will be provided at a future meeting.

ADJOURNMENT

The meeting was adjourned at 12:46 AM on March 25, 2026 in memory of **Robert Owens**.

The next regular scheduled meeting is on Tuesday, April 7, 2026 in the City Hall Council Chambers.

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

STREAMING SERVICES: As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15), or the livestream on the City's YouTube channel or Facebook page.

Note: The public cannot participate in the meeting through these livestreaming methods; livestreaming capabilities may be disrupted at times, viewers may always view and participate in meetings in-person and via Zoom as noted on the agenda.

AB23 ANNOUNCEMENT: Members of the Santa Clara Stadium Authority, Sports and Open Space Authority and Housing Authority are entitled to receive $30 for each attended meeting.

Note: The City Council and its associated Authorities meet as separate agencies but in a concurrent manner. Actions taken should be considered actions of only the identified policy body.

LEGEND: City Council (CC); Stadium Authority (SA); Sports and Open Space Authority (SOSA); Housing Authority (HA); Successor Agency to the City of Santa Clara Redevelopment Agency (SARDA); Bayshore North Project Enhancement Authority (BNPEA); Public Facilities Financing Corporation (PFFC)

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

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Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

26-8 Agenda Date: 4/21/2026

REPORT TO COUNCIL

SUBJECT
Board, Commissions and Committee Minutes

RECOMMENDATION
Note and file the Minutes of:
Historical and Landmarks Commission - March 5, 2026
Stadium Neighborhood Relations Ad Hoc Subcommittee - December 15, 2025

Draft

City of Santa Clara

Meeting Minutes

Historical & Landmarks Commission

03/05/2026 **6:00 PM** **Hybrid Meeting**
City Hall Council Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting the Historical and Landmarks Commission Hearing meeting in a hybrid manner (in-person and method for the public to participate remotely)

o Via Zoom:
o https://santaclaraca.zoom.us/j/97233262035 or
o Phone: 1 (669) 900-6833

Meeting ID: 972 3326 2035

How to Submit Written Public Comment Before Historical and Landmarks Commission Meeting:
By email to PlanningPublicComment@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to Staff and will be uploaded to the Historical and Landmarks Commission Agenda as supplemental meeting material. Emails received after 12:00 P.M. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.

Note: Emails received as public comment will not be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for Historical and Landmarks Commission items may be viewed on the Internet at https://santaclara.legistar.com/Calendar.aspx
All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body.

CALL TO ORDER AND ROLL CALL

Chair Leung called the meeting to order at 6:06 p.m.

Present 7 - Commissioner Michael Celso , Commissioner Yvonne Inciarte, Chair Patricia Leung, Commissioner Kathleen Romano, Vice Chair Ed Stocks, Commissioner Ana Vargas-Smith , and Commissioner Kaushal Varshney

CONSENT CALENDAR

1. 26-108 Historical and Landmarks Commission Meeting Minutes of December 4, 2025

Recommendation: Approve the Historical and Landmarks Commission Meeting Minutes of the December 4, 2025 Meeting.

A motion was made by Commissioner Stocks, seconded by Commissioner Vargas-Smith, to approve the consent calendar. Commissioner Romano abstained from voting because she was not in attendance at the December meeting.

Aye: 6 - Commissioner Celso, Commissioner Inciarte, Chair Leung, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

Abstained: 1 - Commissioner Romano

PUBLIC PRESENTATIONS

Public Speaker:
Rob Mayer

GENERAL BUSINESS

2. 26-68 Public Hearing: Recommendation on the Significant Property Alteration / Architectural Review (PLN25-00524) for an approximately 481 square foot first floor addition and an approximately 233 square foot second floor addition to an existing two-story single-family residence for a property on the Historic Resource Inventory Located at 1184 Washington Street. CEQA Status: Exempt from CEQA per Sections 15332 (In-Fill Development Projects) and 15331 (Historical Resource Restoration/Rehabilitation).

Recommendation: Recommend that the Historical and Landmarks Commission find the proposed project located at 1184 Washington Street will not destroy or have a significant adverse effect on the integrity of the Historic Resource Inventory property and that the proposed construction is compatible with the resource and recommend approval of the Significant Property Alteration / Architectural Review, subject to conditions and findings.

Associate Planner Tracy Tam provided the staff presentation.

Architect Rob Mayer spoke about the project. **Homeowners Julie and Shea Salinas** were available for questions.

Public Comments: **None.**

A motion was made by Commissioner Romano, seconded by Commissioner Inciarte, to approve staff recommendation with the removal of Condition of Approval (P2), which required a reduction in the proposed second-floor square footage.

Aye: 7 - Commissioner Celso, Commissioner Inciarte, Chair Leung, Commissioner Romano, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

3. 26-240 Potential Landmark Designation for Tiburcio Vásquez Gravesite

Public Comments: **None.**

A motion was made by Commissioner Inciarte, seconded by Commissioner Varshney, to approve staff recommendation. This item will be formally agendized at a future meeting for the initiation and recommendation to City Council.

Aye: 7 - Commissioner Celso, Commissioner Inciarte, Chair Leung, Commissioner Romano, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

4. 26-238 Public Hearing: California Preservation Foundation (CPF) 2026 Annual Conference

Recommendation: There is no staff recommendation.

Public Comments: **None.**

A motion was made by Commissioner Romano, seconded by Commissioner Inciarte, to approve expenditure of Commission funds for up to four (4) commissioners to attend the California Preservation Foundation conference.

Aye: 7 - Commissioner Celso, Commissioner Inciarte, Chair Leung, Commissioner Romano, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

STAFF REPORT

Staff provided an overview of the process for updating the City's Historic Preservation Ordinance. A consultant will be selected through a Request for Proposals (RFP), and staff will return at a future meeting with an item requesting authorization to expend funds to initiate this work.

COMMISSIONERS REPORT

No updates on this item.

Subcommittee Reporting - 20 Minutes

No updates on this item.

Board/Committee	Lead/Alternate
Santa Clara Arts and Historic Consortium	Vargas-Smith / Romano
Historic Preservation Society of Santa Clara	Vargas-Smith / Leung
Old Quad Residents Association	Leung
Development Review Hearing	Romano /Vargas-Smith
BART/ High Speed Rail/ VTA BRT Committee	Vargas-Smith/ Leung
El Camino Real Specific Plan Community Advisory Committee	Leung
Downtown Precise Plan	Vargas-Smith/Stocks
Santa Clara Station Area Task Force	Leung/Stocks
Board/Committee	Lead/Alternate

Commissioners provided updates on various items, meetings, and groups that they are assigned to.

ADJOURNMENT

A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Romano, to adjourn the meeting at 7:50 p.m.

Aye: 7 - Commissioner Celso, Commissioner Inciarte, Chair Leung, Commissioner Romano, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

The next regular scheduled meeting is on April 2, 2026, at 6 p.m. in the City Hall Council Chambers.

MEETING DISCLOSURES

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City of Santa Clara

Meeting Minutes - Draft

Stadium Neighborhood Relations Ad Hoc Subcommittee

12/15/2025	3:00 PM	Northside Branch Library 695 Moreland Way Santa Clara, CA 95054

The City of Santa Clara is conducting Stadium Neighborhood Relations Ad Hoc Subcommittee meetings in-person and continues to have methods for the public to participate remotely or in-person.

Zoom Link: https://santaclaraca.zoom.us/j/83593117736
Phone: 1-669-444-9171
Webinar ID: 835 9311 7736

To submit written public comment before meeting:
Send email to stadiumrelations@santaclaraca.gov by 10 a.m. one day before the date of the meeting. Emails will be forwarded to Committee members and will be uploaded as post agenda supplemental meeting material.

Note: Emails received as public comment will not be read aloud during the meeting.

CALL TO ORDER AND ROLL CALL

The Stadium Neighborhood Relations Ad Hoc Subcommittee meeting was called to order at 3:04PM by Assistant City Manager Paulina Morales.

Present 3 - Chair Albert Gonzalez, Vice Chair Karen Hardy, and Member Suds Jain

CONSENT CALENDAR

PUBLIC PRESENTATIONS

There were no public presentations on items not listed on the Agenda.

GENERAL BUSINESS

1. 25-1707 Stadium Neighborhood Relations Ad Hoc Subcommittee Orientation

Attachments: Stadium Neighorhood Relations Subcommitte Map - FINAL

A presentation was provided by Assistant City Manager Paulina Morales outlining previously identified issues and upcoming Super Bowl items. A copy of the presentation is included with the December 15, 2025 meeting minutes and is identified as Attachment CMO Presentation 12_15_2025.

Santa Clara Police Chief Cory Morgan provided a presentation on public safety issues and Super Bowl related enforcement matters. A copy of the presentation is included with the December 15, 2025 meeting minutes and is identified as Attachment SCPD Presentation 12_15_2025.

Public comments were received throughout the presentation identifying the following major concerns:
- Parking
- Litter
- Noise
- Light Pollution
- Protection of Neighboring Parks
- Super Bowl Related Public Events in Santa Clara

Future meeting topics were identified as follows:
- Residential Parking Program
- Financial Structure of Operating Levi's Stadium

The election of the Stadium Neighborhood Relations Ad Hoc Subcommittee Chair and Vice-Chair was held.

Motion to nominate Committee Member/Council Member Albert Gonzalez was made by Committee Member/Council Member Karen Hardy with a second by Committee Member/Council Member Suds Jain. Unanimously approved.

Motion to nominate Committee Member/Council Member Karen Hardy as Vice-Chair was made by Committee Member/Council Member Suds Jain with a second by Committee Member/Council Member Albert Gonzalez. Unanimously approved.

STAFF REPORT

COMMITTEE MEMBER REPORTS / FUTURE REFERRALS

No reports or referrals.

ADJOURNMENT

The Stadium Neighborhood Relations Ad Hoc Subcommittee meeting was adjourned by Chair Albert Gonzalez at 5:02PM.

MEETING DISCLOSURES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

Santa Clara Stadium Authority

Stadium Ad Hoc Meeting

December 15, 2025

Agenda

- Introduction
- Purpose of the Stadium Ad Hoc
- Survey
- Annual Operations
- Current Outreach Efforts
- Data Collected
- Super Bowl LX
- How to Stay Informed
- Next Steps

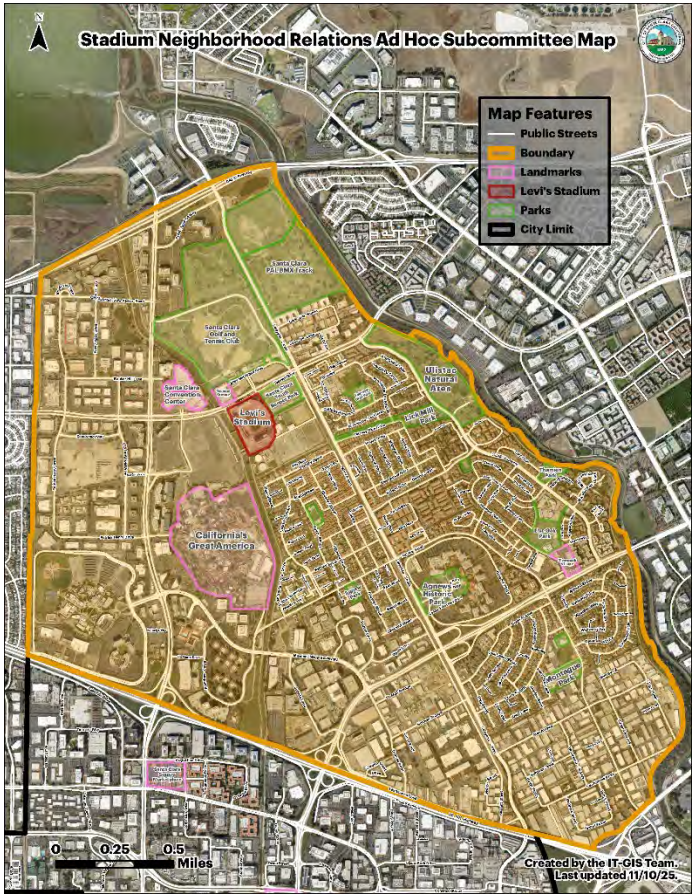
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Introduction

- Committee
- Stadium Management
- Police Department
- City / Stadium Authority Staff

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Stadium Neighborhood Relations Ad Hoc Subcommittee



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Survey

- What is the biggest challenge or issue you experience related to Stadium Events?
- How do you typically receive information about Stadium Events today?
- What aspects of communication or outreach for Stadium events are working well?

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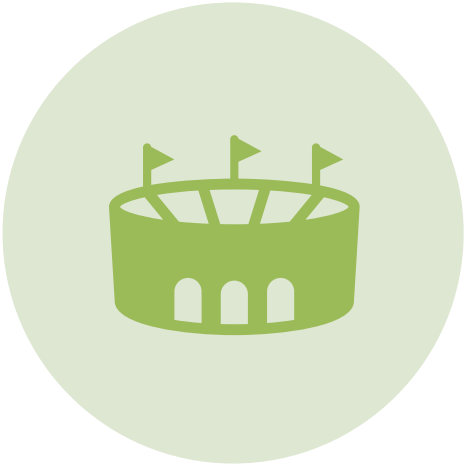
Subcommittee Purpose

- Forum for communication with Residents and Businesses impacted by Stadium Events
- Provide updates on Major Events 2026
- Evaluate current outreach/communication efforts
- Develop opportunities to enhance outreach/communication

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Annual Operations





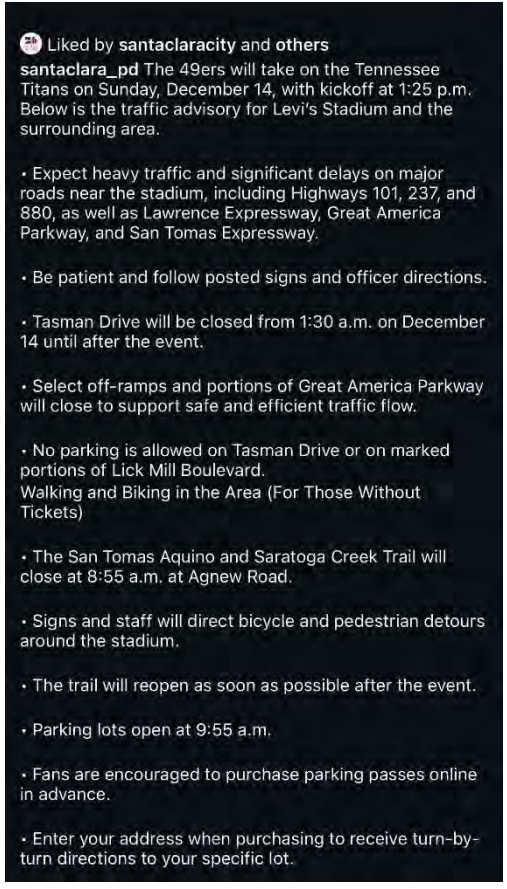
NFL EVENTS: 9-12 GAMES A YEAR

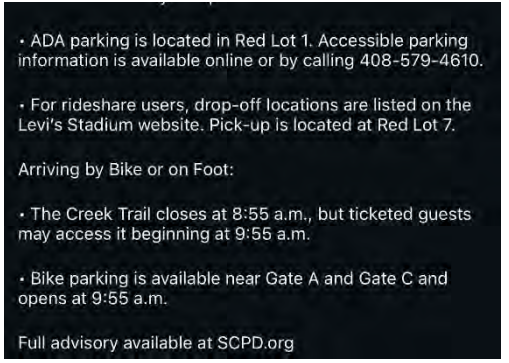
NON-NFL EVENTS: 8-10 A YEAR

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Current Outreach/Communication Efforts







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Current Outreach/Communication Efforts

- Neighborhood Protection Detail
- Stadium & Event-Related Non-Emergency Hotline
- Community Response Team
- Traffic Advisory Posts

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Data Collected

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Noise Monitoring

- Two noise monitors (Hughes Elementary and Cheeney/Lenox) that continuously monitor noise
- Noise Monitoring consultant who comes to events for noise monitoring and checks during events
- Noise Monitoring: traffic noise, general street noise, plane taking off, and event noise.

Super Bowl LX - Traffic Impacts

Safety and security associated with Super Bowl LX will require temporary closure of roads and creek trails around Levi's Stadium. The closures will occur in three phases.

- Phase 1: **Begins Jan. 5.** Stars and Strips Drive will be close to public traffic, including the ramp from Tasman Drive and the bike path along the corridor. Shuttles, parking and rideshare associated with the Great America Station will be relocated to the east (Tasman East) for the duration of the closure.

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Super Bowl LX - Traffic Impacts

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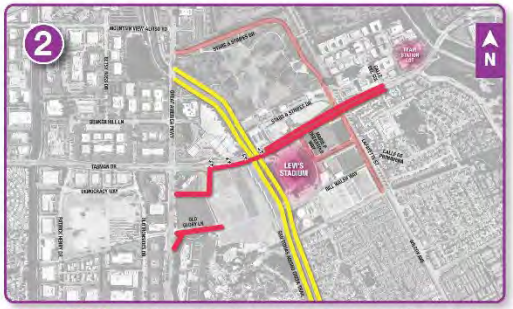
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Super Bowl LX - Traffic Impacts

Super Bowl LX Closure Summary

Safety and security associated with Super Bowl LX will require the temporary closure of public infrastructure around Levi's Stadium. These closures will occur in three primary phases. 1 2 3

Kimley»Horn



January 28th: Tasman Drive will close to through traffic between Great America Parkway and Calle Del Sol. Bike and vehicle traffic will be detoured around the closure. The San Tomas Aquino Creek Trail will also close from Jan. 29-Feb. 10 with detours provided.



January 5th: Stars and Stripes Drive will close to public traffic, including the ramp from Tasman Drive and the bike path along the corridor. Shuttles, parking, and rideshare associated with the Great America rail station will be relocated to the east for the duration of the closure.



Super Bowl Sunday (February 8th): Great America Parkway will close between Bunker Hill Lane and Patrick Henry Drive. Other closures to support Super Bowl activities will take place on Old Ironsides and Old Glory Lane. Detours for impacted cars and vehicles will be provided.

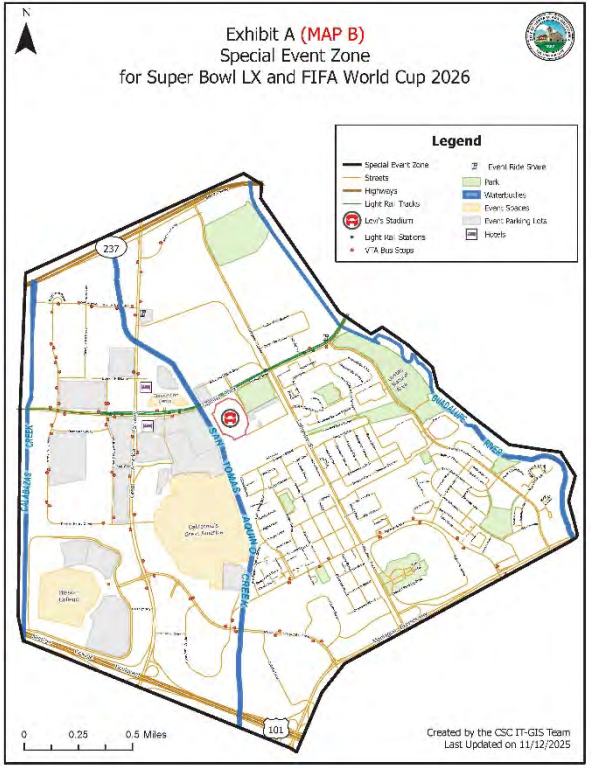
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Super Bowl LX – Special Event Zone

- The Special Event Zone Ordinance would apply temporarily during Super Bowl LX
  - February 1, 2026 (8:00 am) - February 10, 2026 (10:00 p.m.)
- The goal is to support public safety, emergency access, traffic flow, pedestrian mobility, and consumer protection during globally significant events.
- A component of the League Event Agreement

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Super Bowl LX – Special Event Zone



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Super Bowl LX – Special Event Zone

1. **Pause on Sidewalk Vending Permits within the Zone**
   Only Chapter 5.05 permits within the Zone are paused during activation; permits remain valid elsewhere.
2. **Prohibition on Outdoor Sales of Food and Beverage**
   The prohibition applies to outdoor sales when visible from public areas **except when** food and beverage sales are distributed in the ordinary course of business, at the usual location of properly permitted businesses.

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Super Bowl LX – Special Event Zone

3. **Prohibition on Outdoor Merchandise Sales**
   The prohibition applies to outdoor sale or distribution of merchandise when visible from public areas **except when** merchandise sales are distributed in the ordinary course of business, at the usual location of a properly permitted business.
4. **Prohibition on Mobile-Unit Vending and Advertising**
   The prohibition applies to any trucks, trailers, carts, bikes, or any wheeled vending unit not fixed to a foundation.

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Super Bowl LX – Special Event Zone

5. **Prohibition on Free Product Sampling or Giveaways in Public Areas**

   This prohibition applies to promotional giveaways on streets, sidewalks, and outside an enclosed building. This section will allow distribution of coupons when directly connected to businesses operating within the enclosed building, and where the distribution occurs wholly on private property outside of that building.

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Super Bowl LX – Special Event Zone

6. Permit Required for Temporary Structures.

No temporary structure shall be constructed, placed, occupied or used (including, but not limited to, temporary location of tents, canopies, umbrellas and air supported, air-inflated and tensioned membranes) on non-residential property unless it is approved as an associated use with a Temporary Use Permit issued by the City pursuant to Santa Clara City Code Chapter 18.122.

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How to Stay Informed

- Website: www.santaclaraca.gov/stadiumrelations
- Email: stadiumrelations@santaclaraca.gov
- Sign up for email notifications
- Follow:
  - @Santaclara_pd
  - @Santaclaracity
  - @levi'sstadium

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Next Steps

- Next Meeting – End of February / March

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SCSA

Santa Clara Stadium Authority

SANTA CLARA POLICE DEPARTMENT

SERVING WITH PRIDE. PROTECTING WITH HONOR.

Stadium Neighborhood Relations Committee

Chief Cory Morgan

Captain Richard Fitting

Major Event Public Safety Experience

2014-Present

200+ Major Events

Attendance: 9 MILLION+

SCPD & Allied Partner Staffing: 40K+

Key Events:

CFP
Super Bowl 50
Taylor Swift (6x)
Wrestlemania 31
International Soccer
NFC Conference Championships



CHIEF CORY MORGAN

What a Stadium Deployment Involves

- **Public Safety:** Prevent/disrupt a targeted attack, crowd management, crime deterrence, emergency response
- **Mobility:** traffic control, pedestrian safety, ingress/egress management
- **Neighborhood impacts:** Parking spillover, noise, littering, intoxication, other quality of life (QOL) issues
- **Coordination:** Fire/EMS, Public Works, CHP, transit, private security, stadium ops, plus other regional and federal partners

---

- **National Incident Management System (NIMS) - Incident Command System (ICS)**

Command Structure: NIMS/ICS



Capt. Richard Fitting
Incident Commander

Lt. Aric Enos
Deputy Incident Commander



Sgt. Max Nielepko
Exterior Chief

Sgt. John Terry
Interior Chief

Sgt. Jerry Ogg
THF

Sgt. Bryan Williams
Intelligence

Checks and Balances

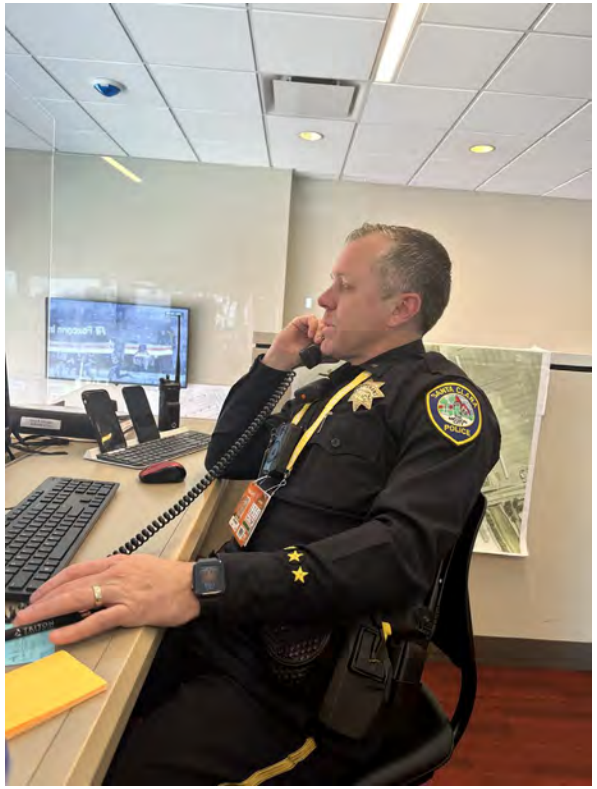
Internal and External Scrutiny

- After Action Reviews (AAR) lead to improvement
- Comprehensive External Audit (Guidepost)
- Civil Litigation
  - Lawsuit over public safety costs at stadium.
  - Lawsuit example: Plaintiff dropped Police Department from lawsuit after reviewing deployment and response to critical incident.
- City of Santa Clara Finance Department
- City Council Review

Community Hotline x2280

Initiated in 2019

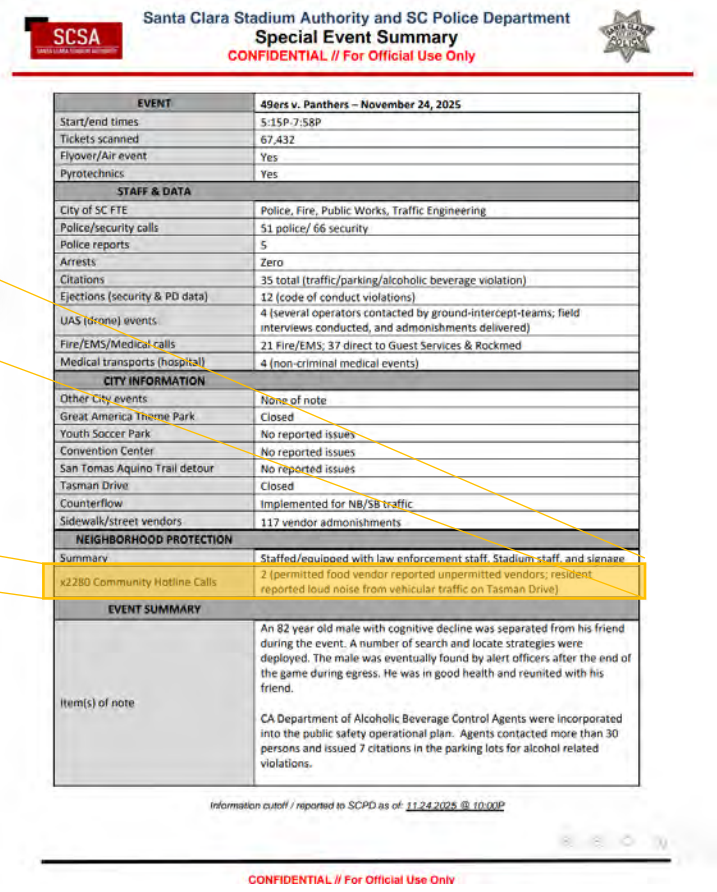
- Direct line to Deputy Incident Commander
  - Deputy Incident Commander oversees event operations
  - Supervises Interior Chief and Exterior Chief
- Can direct resources to an issue when available
- After Action Review: documented for future improvement



Post Event Summary

- **x2280 calls are summarized in Post-Event Summary that is provided to key City staff and City Council**

x2280 Community Hotline Calls	2 (permitted food vendor reported unpermitted vendors; resident reported loud noise from vehicular traffic on Tasman Drive)



SCSA

Santa Clara Stadium Authority and SC Police Department
Special Event Summary
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EVENT	49ers v. Panthers – November 24, 2025
Start/end times	5:15P-7:58P
Tickets scanned	67,432
Flyover/Air event	Yes
Pyrotechnics	Yes
STAFF & DATA	
City of SC FTE	Police, Fire, Public Works, Traffic Engineering
Police/security calls	51 police/ 66 security
Police reports	5
Arrests	Zero
Citations	35 total (traffic/parking/alcoholic beverage violation)
Ejections (security & PD data)	12 (code of conduct violations)
UAS (drone) events	4 (several operators contacted by ground-intercept-teams; field interviews conducted, and admonishments delivered)
Fire/EMS/Medical calls	21 Fire/EMS; 37 direct to Guest Services & Rockmed
Medical transports (hospital)	4 (non-criminal medical events)
CITY INFORMATION	
Other City events	None of note
Great America Theme Park	Closed
Youth Soccer Park	No reported issues
Convention Center	No reported issues
San Tomas Aquino Trail detour	No reported issues
Tasman Drive	Closed
Counterflow	Implemented for NB/SB traffic
Sidewalk/street vendors	117 vendor admonishments
NEIGHBORHOOD PROTECTION	
Summary	Staffed/equipped with law enforcement staff, Stadium staff, and signage
x2280 Community Hotline Calls	2 (permitted food vendor reported unpermitted vendors; resident reported loud noise from vehicular traffic on Tasman Drive)
EVENT SUMMARY	
Item(s) of note	An 82 year old male with cognitive decline was separated from his friend during the event. A number of search and locate strategies were deployed. The male was eventually found by alert officers after the end of the game during egress. He was in good health and reunited with his friend. CA Department of Alcoholic Beverage Control Agents were incorporated into the public safety operational plan. Agents contacted more than 30 persons and issued 7 citations in the parking lots for alcohol related violations.

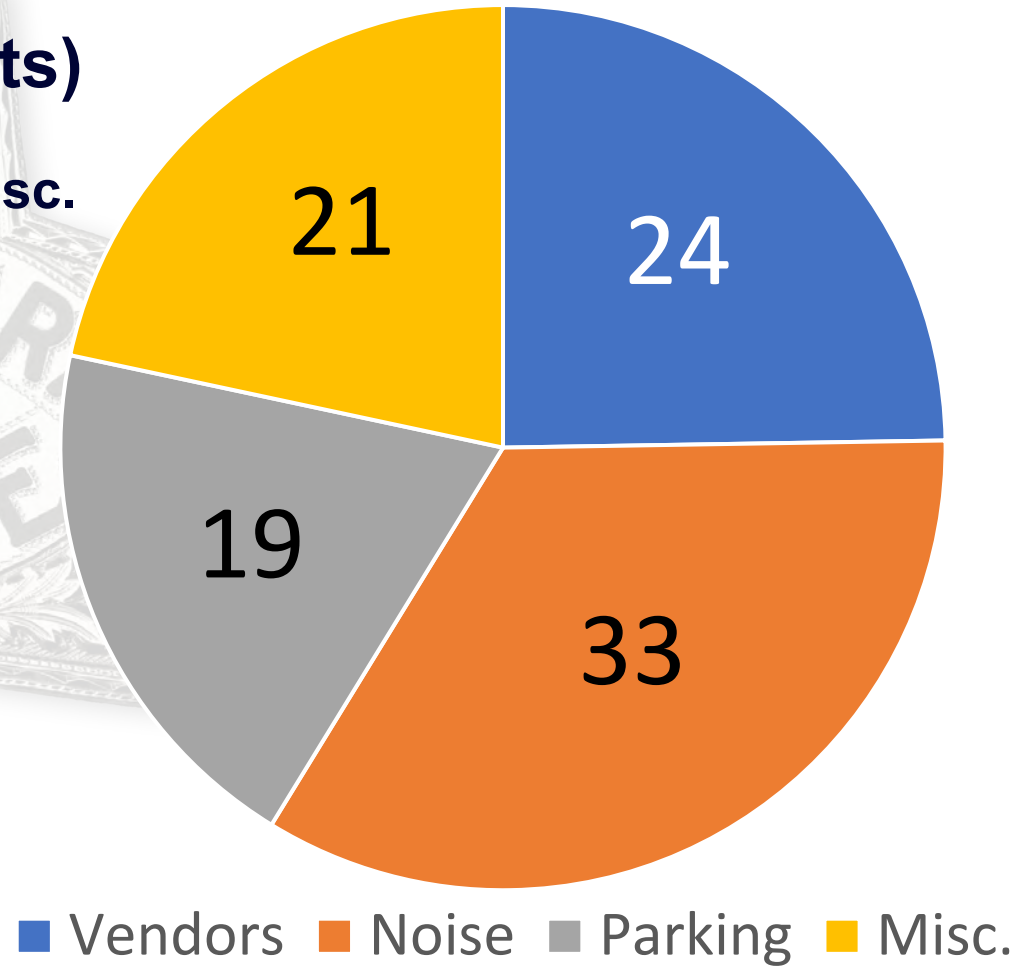
Information cutoff / reported to SCPD as of: 11.24.2025 @ 10:00P

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x2280 Historical Data

97 Total Calls 2021-2025 (81 events)

- (33) Noise, (24) Illegal vending (19) Parking, (21) Misc.
- From the Misc. category
  - Public urination (2)
  - Public intoxication
  - Littering
  - Lost persons / welfare checks
  - Other isolated issues



What has NOT changed: Infrastructure



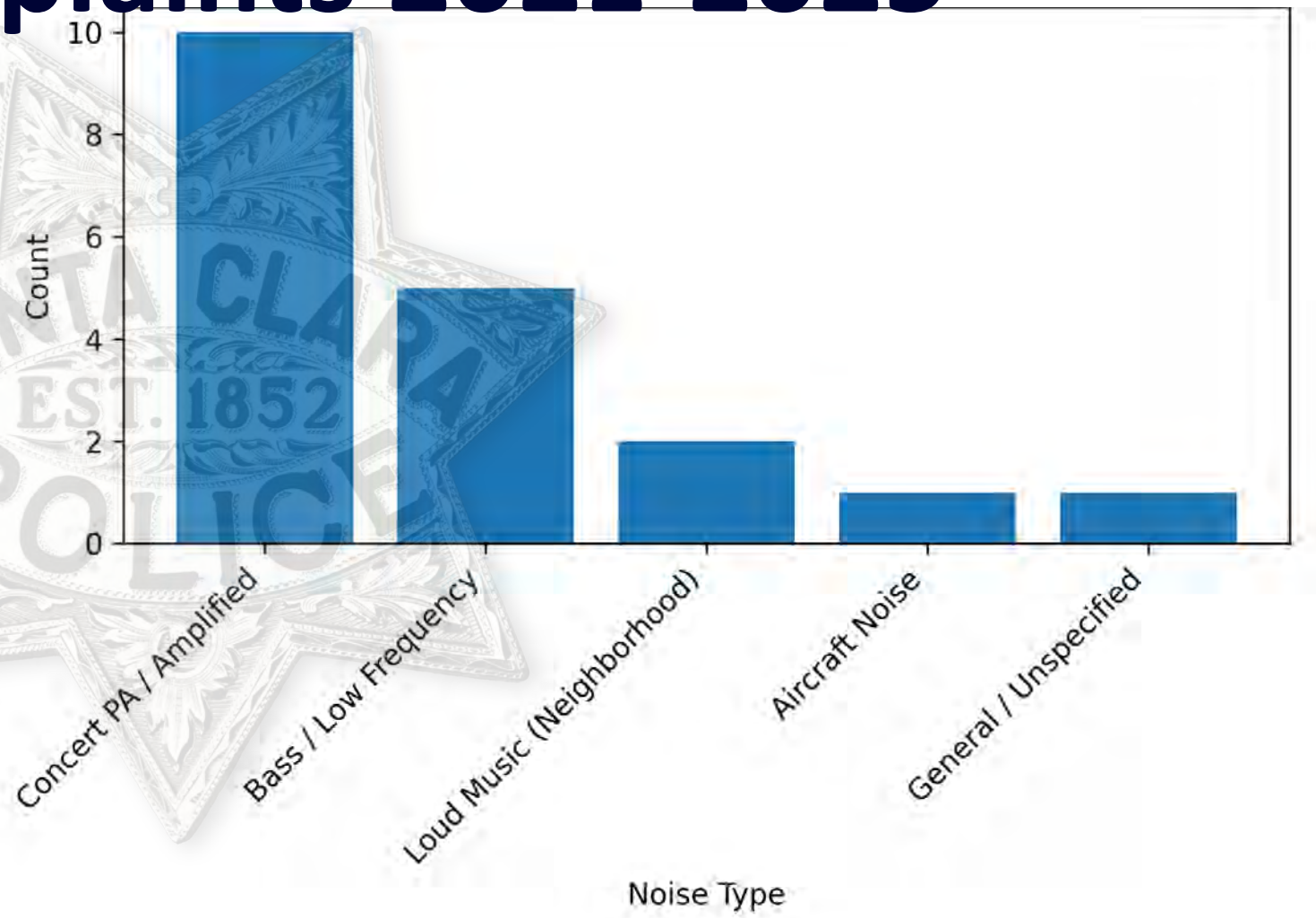
CHIEF CORY MORGAN

Parking is the Root Driver for QOL Issues

- **Stadium is surrounded by public streets without residential parking restrictions**
  - **Screening practice when stadium first opened**
- **Unrestricted on-street parking drives spillover and secondary complaints:**
  - **Littering**
  - **Public urination**
  - **Public intoxication**
  - **Congestion / driveway blocking or other unlawful parking**
- **<u>Most effective action City Council or residents could take</u>: Residential parking restrictions (RPP) for residents + guests**

Noise Complaints 2021-2025

- **Trends**
  - **Concerts – Not NFL games**
  - **Tasman / Lick Mill**
- **Code Enforcement**
  - **Administrative code**



What We Need from this Committee

- The most effective solutions require policy authority from the City Council
- Consider Residential Parking Permit (RPP) program near the stadium
  - Most stadiums have significantly different parking pictures – RPP will change event flow
  - Strong desire for City-wide restriction on RV parking on the streets
- Police recommendation: This Subcommittee give rolling recommendations to City Council to make changes as necessary.


SANTA CLARA
EST. 1852
POLICE

26-252 Agenda Date: 4/21/2026

REPORT TO PUBLIC FACILITIES FINANCING CORPORATION (PFFC)

SUBJECT

Action on the City of Santa Clara Public Facilities Financing Corporation Federal and State Income Tax Exempt Reporting for Fiscal Year 2024/25

BACKGROUND

The City Council established the City of Santa Clara Public Facilities Financing Corporation (PFFC) in 1997. The PFFC's main purpose is to render financial assistance to the City of Santa Clara when financing, refinancing, acquiring, constructing, improving, leasing, or selling City facilities. In this capacity, the PFFC was the issuing agency for the 2013 Refunding Certificates of Participation (COPs), which refunded: (1) the outstanding 2002A COPs for the construction of the City's Central Park Library, and (2) the 2023 Wastewater Revenue COPs for the construction of the San Jose/Santa Clara Regional Wastewater Facility Project.

Established as a tax-exempt organization, the PFFC is required to annually file Internal Revenue Service (IRS) Form 990. Form 990 is required to be accepted by the organization's governing body prior to its filing. Once accepted by the Board, it will be transmitted to the IRS. This tax form should be filed by the 15th day of the 5th month after the end of the City's accounting period of June 30th, which is November 15th. However, the City's Annual Comprehensive Financial Report (ACFR) was not completed until December 2025 and an extension was requested and granted by the IRS. Therefore, the revised deadline to file Form 990 for 2024/2025 fiscal year is now May 15, 2026.

DISCUSSION

Form 990 is the reporting form that federally tax-exempt organizations must file with the IRS each year. This form allows the IRS and the public to evaluate the operations of federally tax-exempt organizations. As an organization exempt from income tax, the PFFC is required to file Form 990 under section 501(c) of the Internal Revenue Code.

The PFFC is also required to file the State of California Franchise Tax Board Form 199, Exempt Organization Annual Information Return, which is the State's equivalent to the IRS Form 990.

A copy of both the 2024 Form 990 (Attachment 1) and Form 199 (Attachment 2) for the period commencing July 1, 2024 and ending June 30, 2025, which was prepared by a certified public accounting firm (Maze & Associates) on PFFC's behalf, are available to the public on the City's website and at the City Clerk's Office.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to section 15378(b)(4) of Title 14 of the California Code of Regulations in that it is a fiscal activity that does not involve any commitment to any specific

project which may result in a potential significant impact on the environment.

FISCAL IMPACT
Preparation of IRS Form 990 and State Form 199 was included in the cost of the contract with the City's external auditor, Maze & Associates, at a cost of $974. Funding for this engagement was included in the FY 2025/26 Adopted Budget.

PUBLIC CONTACT
Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours before a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION
Accept and Authorize the PFFC Executive Director, or designee, to file the 2024 Internal Revenue Service Form 990 (Return of Organization Exempt from Income Tax) and the State of California Form 199 (Exempt Organization Annual Information Return) on behalf of the City of Santa Clara Public Facilities Financing Corporation in substantially the forms presented.

Reviewed by: Kenn Lee, Director of Finance
Approved by: Jovan D. Grogan, Executive Director

ATTACHMENTS
1. 2024 Federal Form 990
2. 2024 State Form 199

Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Do not enter social security numbers on this form as it may be made public.
Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

2024

Open to Public Inspection

A For the 2024 calendar year, or tax year beginning 7/01 , 2024, and ending 6/30 , 20 2025

B Check if applicable:
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/terminated
- ☐ Amended return
- ☐ Application pending

C
CITY OF SANTA CLARA PUBLIC FACILITIES
FINANCING CORPORATION
1500 WARBURTON AVENUE
SANTA CLARA, CA 95050-3713

D Employer identification number
31-1611044

E Telephone number
(408) 615-2368

G Gross receipts $ 1,442,122.

F Name and address of principal officer: JOVAN GROGAN
SAME AS C ABOVE

H(a) Is this a group return for subordinates? ☐ Yes ☒ No

H(b) Are all subordinates included? ☐ Yes ☐ No
If "No," attach a list. See instructions.

I Tax-exempt status: ☐ 501(c)(3) ☒ 501(c) (4) (insert no.) ☐ 4947(a)(1) or ☐ 527

J Website: N/A

H(c) Group exemption number

K Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other

L Year of formation: 1997

M State of legal domicile: CA

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities: TO RENDER FINANCIAL ASSISTANCE TO THE CITY OF SANTA CLARA BY FINANCING, REFINANCING, LEASING AND CONSTRUCTING VARIOUS FACILITIES FOR THE BENEFIT OF THE CITY'S RESIDENTS.

2 Check this box ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets.

3	Number of voting members of the governing body (Part VI, line 1a)	3	7
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	0
5	Total number of individuals employed in calendar year 2024 (Part V, line 2a)	5	0
6	Total number of volunteers (estimate if necessary)	6	0
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
b	Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0.

Revenue

		Prior Year	Current Year
8	Contributions and grants (Part VIII, line 1h)		
9	Program service revenue (Part VIII, line 2g)	1,402,440.	1,405,940.
10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	39,938.	36,182.
11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)		
12	Total revenue – add lines 8 through 11 (must equal Part VIII, column (A), line 12)	1,442,378.	1,442,122.

Expenses

13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)		
14	Benefits paid to or for members (Part IX, column (A), line 4)		
15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)		
16a	Professional fundraising fees (Part IX, column (A), line 11e)		
b	Total fundraising expenses (Part IX, column (D), line 25) _____		
17	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	1,402,385.	1,406,100.
18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	1,402,385.	1,406,100.
19	Revenue less expenses. Subtract line 18 from line 12	39,993.	36,022.

Net Assets or Fund Balances

		Beginning of Current Year	End of Year
20	Total assets (Part X, line 16)	10,261,217.	9,157,942.
21	Total liabilities (Part X, line 26)	9,475,800.	8,336,503.
22	Net assets or fund balances. Subtract line 21 from line 20	785,417.	821,439.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer _____ Date _____

KENN LEE DIR. OF FINANCE
Type or print name and title

Paid Preparer Use Only

Preparer's name: VIKKI C RODRIGUEZ	Preparer's signature: VIKKI C RODRIGUEZ	Date: 3/16/2026	Check ☐ if self-employed; PTIN: P00685455
Firm's name: MAZE & ASSOCIATES			
Firm's address: 3478 BUSKIRK AVE STE 217 PLEASANT HILL, CA 94523			Firm's EIN: 94-2590179 Phone no. (925) 228-2800

May the IRS discuss this return with the preparer shown above? See instructions ☒ Yes ☐ No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III. X

1 Briefly describe the organization's mission:

SEE SCHEDULE O

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? . . . . . ☐ Yes ☒ No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? . . . . . ☐ Yes ☒ No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses $ 1,406,100. including grants of $) (Revenue $)

DEBT SERVICE EXPENDITURES RELATED TO POLICE ADMINISTRATION BUILDING, LIBRARY BUILDING CONSTRUCTION, AND LEASE OBLIGATIONS.

4b (Code:) (Expenses $ including grants of $) (Revenue $)

4c (Code:) (Expenses $ including grants of $) (Revenue $)

4d Other program services (Describe on Schedule O.)

(Expenses $ including grants of $) (Revenue $)

4e Total program service expenses 1,406,100.

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A*	1		X
2	Is the organization required to complete *Schedule B, Schedule of Contributors*? See instructions	2		X
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*	3		X
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If "Yes," complete Schedule C, Part II*	4		
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? *If "Yes," complete Schedule C, Part III*	5		X
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I*	6		X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? *If "Yes," complete Schedule D, Part II*	7		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		X
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV*	9		X
10	Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi-endowments? *If "Yes," complete Schedule D, Part V*	10		X
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? *If "Yes," complete Schedule D, Part VI*	11a		X
b	Did the organization report an amount for investments — other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VII*	11b		X
c	Did the organization report an amount for investments — program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VIII*	11c		X
d	Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part IX*	11d	X	
e	Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X*	11e		X
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? *If "Yes," complete Schedule D, Part X*	11f		X
12a	Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI and XII*	12a		X
b	Was the organization included in consolidated, independent audited financial statements for the tax year? *If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional*	12b	X	
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		X
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at $100,000 or more? *If "Yes," complete Schedule F, Parts I and IV*	14b		X
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or other assistance to or for any foreign organization? *If "Yes," complete Schedule F, Parts II and IV*	15		X
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or other assistance to or for foreign individuals? *If "Yes," complete Schedule F, Parts III and IV*	16		X
17	Did the organization report a total of more than $15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If "Yes," complete Schedule G, Part I*. See instructions	17		X
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*	18		X
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*	19		X
20a	Did the organization operate one or more hospital facilities? *If "Yes," complete Schedule H*	20a		X
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b		
21	Did the organization report more than $5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II*	21		X

Part IV Checklist of Required Schedules *(continued)*

			Yes	No
22	Did the organization report more than $5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	22		X
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J*	23		X
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a*	24a	X	
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		X
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		X
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		X
25a	**Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	25a		X
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If "Yes," complete Schedule L, Part I*	25b		X
26	Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? *If "Yes," complete Schedule L, Part II*	26		X
27	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? *If "Yes," complete Schedule L, Part III*	27		X
28	Was the organization a party to a business transaction with one of the following parties? (See the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions).			
a	A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? *If "Yes," complete Schedule L, Part IV*	28a		X
b	A family member of any individual described in line 28a? *If "Yes," complete Schedule L, Part IV*	28b		X
c	A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? *If "Yes," complete Schedule L, Part IV*	28c		X
29	Did the organization receive more than $25,000 in noncash contributions? *If "Yes," complete Schedule M*	29		X
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	30		X
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	31		X
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	32		X
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? *If "Yes," complete Schedule R, Part I*	33		X
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1*	34		X
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		X
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2*	35b		
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	36		
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI*	37		X
38	Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? **Note:** All Form 990 filers are required to complete Schedule O	38	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V ☐

				Yes	No
1a	Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable	1a	0		
b	Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable	1b	0		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c			

Part V Statements Regarding Other IRS Filings and Tax Compliance *(continued)*

			Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return. **2a** 0			
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	2b		
3a	Did the organization have unrelated business gross income of $1,000 or more during the year?	3a		X
b	If "Yes," has it filed a Form 990-T for this year? *If "No" to line 3b, provide an explanation on Schedule O.*	3b		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	4a		X
b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).			
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b		X
c	If "Yes," to line 5a or 5b, did the organization file Form 8886-T?	5c		
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	6a		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b		
7	**Organizations that may receive deductible contributions under section 170(c).**			
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?	7a		
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c		
d	If "Yes," indicate the number of Forms 8282 filed during the year **7d**			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e		
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f		
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	7h		
8	**Sponsoring organizations maintaining donor advised funds.** Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	8		
9	**Sponsoring organizations maintaining donor advised funds.**			
a	Did the sponsoring organization make any taxable distributions under section 4966?	9a		
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	9b		
10	**Section 501(c)(7) organizations.** Enter:			
a	Initiation fees and capital contributions included on Part VIII, line 12 **10a**			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities **10b**			
11	**Section 501(c)(12) organizations.** Enter:			
a	Gross income from members or shareholders **11a**			
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.) **11b**			
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?	12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year **12b**			
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**			
a	Is the organization licensed to issue qualified health plans in more than one state? **Note:** See the instructions for additional information the organization must report on Schedule O.	13a		
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans **13b**			
c	Enter the amount of reserves on hand **13c**			
14a	Did the organization receive any payments for indoor tanning services during the tax year?	14a		X
b	If "Yes," has it filed a Form 720 to report these payments? *If "No," provide an explanation on Schedule O.*	14b		
15	Is the organization subject to the section 4960 tax on payment(s) of more than $1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see the instructions and file Form 4720, Schedule N.	15		X
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	16		X
17	**Section 501(c)(21) organizations.** Did the trust, or any disqualified or other person, engage in any activities that would result in the imposition of an excise tax under section 4951, 4952, or 4953? If "Yes," complete Form 6069.	17		

Part VI **Governance, Management, and Disclosure.** *For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.*

Check if Schedule O contains a response or note to any line in this Part VI X

Section A. Governing Body and Management

			Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year. If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.	1a 7		
b	Enter the number of voting members included on line 1a, above, who are independent	1b		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2		X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?	3		X
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4		X
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	5		X
6	Did the organization have members or stockholders?	6		X
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a		X
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b		X
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:			
a	The governing body?	8a	X	
b	Each committee with authority to act on behalf of the governing body?	8b	X	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? *If "Yes," provide the names and addresses on Schedule O*	9		X

Section B. Policies *(This Section B requests information about policies not required by the Internal Revenue Code.)*

			Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a		X
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	X	
b	Describe on Schedule O the process, if any, used by the organization to review this Form 990. SEE SCHEDULE O			
12a	Did the organization have a written conflict of interest policy? *If "No," go to line 13*	12a		X
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b		
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? *If "Yes," describe on Schedule O how this was done*	12c		
13	Did the organization have a written whistleblower policy?	13		X
14	Did the organization have a written document retention and destruction policy?	14		X
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	15a		X
b	Other officers or key employees of the organization	15b		X
	If "Yes" to line 15a or 15b, describe the process on Schedule O. See instructions.			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a		X
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed CA

18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

☐ Own website ☐ Another's website ☒ Upon request ☐ Other *(explain on Schedule O)*

19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year. SEE SCHEDULE O

20 State the name, address, and telephone number of the person who possesses the organization's books and records.

KENN LEE 1500 WARBURTON AVENUE SANTA CLARA CA 95050-3713 (408) 615-2345

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII. ☐

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See the instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than $100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations.

See the instructions for the order in which to list the persons above.

☒ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) ALBERT GONZALEZ	0.5									
BOARD MEMBER	0	X						0.	0.	0.
(2) KEVIN N. PARK	0.5									
BOARD MEMBER	0	X						0.	0.	0.
(3) RAJ CHAHAL	0.5									
BOARD MEMBER	0	X						0.	0.	0.
(4) KAREN HARDY	0.5									
BOARD MEMBER	0	X						0.	0.	0.
(5) KELLY G. COX	0.5									
BOARD MEMBER	0	X						0.	0.	0.
(6) SUDHANSHU JAIN	0.5									
VICE PRESIDENT	0	X						0.	0.	0.
(7) LISA M. GILLMOR	0.5									
PRESIDENT	0	X		X				0.	0.	0.
(8) JOVAN GROGAN	0.1									
EXECUTIVE DIR.	0			X				0.	0.	0.
(9) KENN LEE	0.1									
DIR. OF FINANCE	0			X				0.	0.	0.
(10) NORA PIMENTAL	0.1									
SECRETARY	0			X				0.	0.	0.
(11)										
(12)										
(13)										
(14)										

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees *(continued)*

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(15)										
(16)										
(17)										
(18)										
(19)										
(20)										
(21)										
(22)										
(23)										
(24)										
(25)										
1b **Subtotal**								0.	0.	0.
c **Total from continuation sheets to Part VII, Section A**								0.	0.	0.
d **Total (add lines 1b and 1c)**								0.	0.	0.

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 of reportable compensation from the organization 0

		Yes	No
3 Did the organization list any **former** officer, director, trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual*	3		X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual*	4		X
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person*	5		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization 0

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII ☐

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants, and Other Similar Amounts	1a	Federated campaigns	1a				
	b	Membership dues	1b				
	c	Fundraising events	1c				
	d	Related organizations	1d				
	e	Government grants (contributions)	1e				
	f	All other contributions, gifts, grants, and similar amounts not included above	1f				
	g	Noncash contributions included in lines 1a-1f	1g				
	h	**Total.** Add lines 1a-1f					
Program Service Revenue			Business Code				
	2a	LEASE REVENUE		1,405,940.	1,405,940.		
	b						
	c						
	d						
	e						
	f	All other program service revenue					
	g	**Total.** Add lines 2a-2f		1,405,940.			
Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)		36,182.	36,182.		
	4	Income from investment of tax-exempt bond proceeds					
	5	Royalties					
			(i) Real / (ii) Personal				
	6a	Gross rents	6a				
	b	Less: rental expenses	6b				
	c	Rental income or (loss)	6c				
	d	Net rental income or (loss)					
			(i) Securities / (ii) Other				
	7a	Gross amount from sales of assets other than inventory	7a				
	b	Less: cost or other basis and sales expenses	7b				
	c	Gain or (loss)	7c				
	d	Net gain or (loss)					
	8a	Gross income from fundraising events (not including $ _____ of contributions reported on line 1c). See Part IV, line 18	8a				
	b	Less: direct expenses	8b				
	c	Net income or (loss) from fundraising events					
	9a	Gross income from gaming activities. See Part IV, line 19	9a				
	b	Less: direct expenses	9b				
	c	Net income or (loss) from gaming activities					
	10a	Gross sales of inventory, less returns and allowances	10a				
	b	Less: cost of goods sold	10b				
	c	Net income or (loss) from sales of inventory					
Miscellaneous Revenue			Business Code				
	11a						
	b						
	c						
	d	All other revenue					
	e	**Total.** Add lines 11a-11d					
	12	**Total revenue.** See instructions		1,442,122.	1,442,122.	0.	0.

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX ☐

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	0.	0.	0.	0.
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)	0.	0.	0.	0.
7 Other salaries and wages				
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes				
11 Fees for services (nonemployees):				
a Management				
b Legal				
c Accounting				
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Schedule O.)				
12 Advertising and promotion				
13 Office expenses				
14 Information technology				
15 Royalties				
16 Occupancy				
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	319,775.	319,775.		
21 Payments to affiliates				
22 Depreciation, depletion, and amortization				
23 Insurance				
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a PRINCIPAL DEBT PAYMENTS	1,085,000.	1,085,000.		
b BOND COST EXPENSE	1,325.	1,325.		
c				
d				
e All other expenses				
25 **Total functional expenses.** Add lines 1 through 24e	1,406,100.	1,406,100.	0.	0.
26 **Joint costs.** Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here ☐ if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X. ☐

			(A) Beginning of year		(B) End of year
Assets	1	Cash — non-interest-bearing		1	
	2	Savings and temporary cash investments	785,417.	2	821,439.
	3	Pledges and grants receivable, net		3	
	4	Accounts receivable, net		4	
	5	Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7	Notes and loans receivable, net		7	
	8	Inventories for sale or use		8	
	9	Prepaid expenses and deferred charges		9	
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D — 10a			
	b	Less: accumulated depreciation — 10b		10c	
	11	Investments — publicly traded securities		11	
	12	Investments — other securities. See Part IV, line 11		12	
	13	Investments — program-related. See Part IV, line 11		13	
	14	Intangible assets		14	
	15	Other assets. See Part IV, line 11	9,475,800.	15	8,336,503.
	16	**Total assets.** Add lines 1 through 15 (must equal line 33)	10,261,217.	16	9,157,942.
Liabilities	17	Accounts payable and accrued expenses		17	
	18	Grants payable		18	
	19	Deferred revenue		19	
	20	Tax-exempt bond liabilities	9,475,800.	20	8,336,503.
	21	Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22	Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23	Secured mortgages and notes payable to unrelated third parties		23	
	24	Unsecured notes and loans payable to unrelated third parties		24	
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D		25	
	26	**Total liabilities.** Add lines 17 through 25	9,475,800.	26	8,336,503.
Net Assets or Fund Balances		**Organizations that follow FASB ASC 958, check here ☐ and complete lines 27, 28, 32, and 33.**			
	27	Net assets without donor restrictions		27	
	28	Net assets with donor restrictions		28	
		Organizations that do not follow FASB ASC 958, check here ☒ and complete lines 29 through 33.			
	29	Capital stock or trust principal, or current funds	785,417.	29	821,439.
	30	Paid-in or capital surplus, or land, building, or equipment fund		30	
	31	Retained earnings, endowment, accumulated income, or other funds		31	
	32	Total net assets or fund balances	785,417.	32	821,439.
	33	Total liabilities and net assets/fund balances	10,261,217.	33	9,157,942.

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	1,442,122.
2	Total expenses (must equal Part IX, column (A), line 25)	2	1,406,100.
3	Revenue less expenses. Subtract line 2 from line 1	3	36,022.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	785,417.
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	0.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	821,439.

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII ☐

			Yes	No
1	Accounting method used to prepare the Form 990: ☐ Cash ☒ Accrual ☐ Other _____			
	If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		X
	If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both. ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
b	Were the organization's financial statements audited by an independent accountant?	2b	X	
	If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both. ☐ Separate basis ☒ Consolidated basis ☐ Both consolidated and separate basis			
c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	2c		X
	If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?	3a		X
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits	3b		

SCHEDULE D (Form 990)

(Rev. December 2024)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
Attach to Form 990.
Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

Open to Public Inspection

Name of the organization

CITY OF SANTA CLARA PUBLIC FACILITIES FINANCING CORPORATION

Employer identification number

31-1611044

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts

Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

		(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year		
2	Aggregate value of contributions to (during year)		
3	Aggregate value of grants from (during year)		
4	Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No

Part II Conservation Easements

Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

☐ Preservation of land for public use (for example, recreation or education)
☐ Protection of natural habitat
☐ Preservation of open space
☐ Preservation of a historically important land area
☐ Preservation of a certified historic structure

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

		Held at the End of the Tax Year
a Total number of conservation easements	2a	
b Total acreage restricted by conservation easements	2b	
c Number of conservation easements on a certified historic structure included on line 2a	2c	
d Number of conservation easements included on line 2c acquired after July 25, 2006, and not on a historic structure listed in the National Register	2d	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year

4 Number of states where property subject to conservation easement is located

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year $

8 Does each conservation easement reported on line 2d above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items.

(i) Revenue included on Form 990, Part VIII, line 1 $

(ii) Assets included in Form 990, Part X $

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items.

a Revenue included on Form 990, Part VIII, line 1 $

b Assets included in Form 990, Part X $

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets *(continued)*

3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply).

- a ☐ Public exhibition
- b ☐ Scholarly research
- c ☐ Preservation for future generations
- d ☐ Loan or exchange program
- e ☐ Other _____

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Part IV Escrow and Custodial Arrangements

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian, or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII and complete the following table.

		Amount
c Beginning balance	1c	
d Additions during the year	1d	
e Distributions during the year	1e	
f Ending balance	1f	

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII ☐

Part V Endowment Funds

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

- a Board designated or quasi-endowment _____ %
- b Permanent endowment _____ %
- c Term endowment _____ %

The percentages on lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

		Yes	No
(i) Unrelated organizations?	3a(i)		
(ii) Related organizations?	3a(ii)		
b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R?	3b		

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land				
b Buildings				
c Leasehold improvements				
d Equipment				
e Other				
Total. Add lines 1a through 1e. *(Column (d) must equal Form 990, Part X, line 10c, column (B))*				0.

Part VII Investments — Other Securities

N/A

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. *(Column (b) must equal Form 990, Part X, line 12, column (B))*		

Part VIII Investments — Program Related

N/A

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. *(Column (b) must equal Form 990, Part X, line 13, column (B))*		

Part IX Other Assets

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

	(a) Description	(b) Book value
(1)	NET INVESTMENT IN LEASE	8,336,503.
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. *(Column (b) must equal Form 990, Part X, line 15, column (B))*		8,336,503.

Part X Other Liabilities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1.	(a) Description of liability	(b) Book value
(1)	Federal income taxes	
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. *(Column (b) must equal Form 990, Part X, line 25, column (B))*		

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII ☐

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return N/A

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements			1	
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:				
a	Net unrealized gains (losses) on investments	2a			
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIII.)	2d			
e	Add lines **2a** through **2d**			2e	
3	Subtract line **2e** from line **1**			3	
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b			
c	Add lines **4a** and **4b**			4c	
5	Total revenue. Add lines **3** and **4c.** *(This must equal Form 990, Part I, line 12.)*			5	

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return N/A

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements			1	
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:				
a	Donated services and use of facilities	2a			
b	Prior year adjustments	2b			
c	Other losses	2c			
d	Other (Describe in Part XIII.)	2d			
e	Add lines **2a** through **2d**			2e	
3	Subtract line **2e** from line **1**			3	
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b			
c	Add lines **4a** and **4b**			4c	
5	Total expenses. Add lines **3** and **4c.** *(This must equal Form 990, Part I, line 18.)*			5	

Part XIII Supplemental Information

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

SCHEDULE K
(Form 990)
(Rev. December 2024)
Department of the Treasury
Internal Revenue Service

Supplemental Information on Tax-Exempt Bonds

Complete if the organization answered "Yes" on Form 990, Part IV, line 24a. Provide descriptions, explanations, and any additional information in Part VI.
Attach to Form 990.
Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

Open to Public Inspection

Name of the organization: CITY OF SANTA CLARA PUBLIC FACILITIES FINANCING CORPORATION

Employer identification number: 31-1611044

Part I Bond Issues

	(a) Issuer name	(b) Issuer EIN	(c) CUSIP #	(d) Date issued	(e) Issue price	(f) Description of purpose	(g) Defeased		(h) On behalf of issuer		(i) Pooled financing	
							Yes	No	Yes	No	Yes	No
A	CITY OF SANTA CLARA	94-6000426	801400EK4	3/28/2013	19,571,640.	CENTRAL PARK LIBRARY REFUNDING		X		X		
B												
C												
D												

Part II Proceeds

		A	B	C	D
1	Amount of bonds retired				
2	Amount of bonds legally defeased				
3	Total proceeds of issue	19,571,640.			
4	Gross proceeds in reserve funds	703,637.			
5	Capitalized interest from proceeds				
6	Proceeds in refunding escrows	18,437,270.			
7	Issuance costs from proceeds	430,733.			
8	Credit enhancement from proceeds				
9	Working capital expenditures from proceeds				
10	Capital expenditures from proceeds				
11	Other spent proceeds				
12	Other unspent proceeds				
13	Year of substantial completion				

		A		B		C		D	
		Yes	No	Yes	No	Yes	No	Yes	No
14	Were the bonds issued as part of a refunding issue of tax-exempt bonds (or, if issued prior to 2018, a current refunding issue)?	X							
15	Were the bonds issued as part of a refunding issue of taxable bonds (or, if issued prior to 2018, an advance refunding issue)?		X						
16	Has the final allocation of proceeds been made?	X							
17	Does the organization maintain adequate books and records to support the final allocation of proceeds?	X							

Part III Private Business Use

	A		B		C		D	
	Yes	No	Yes	No	Yes	No	Yes	No
1 Was the organization a partner in a partnership, or a member of an LLC, which owned property financed by tax-exempt bonds?								
2 Are there any lease arrangements that may result in private business use of bond-financed property?								
3a Are there any management or service contracts that may result in private business use of bond-financed property?								
b If "Yes" to line 3a, does the organization routinely engage bond counsel or other outside counsel to review any management or service contracts relating to the financed property?								
c Are there any research agreements that may result in private business use of bond-financed property?								
d If "Yes" to line 3c, does the organization routinely engage bond counsel or other outside counsel to review any research agreements relating to the financed property?								
4 Enter the percentage of financed property used in a private business use by entities other than a section 501(c)(3) organization or a state or local government	%		%		%		%	
5 Enter the percentage of financed property used in a private business use as a result of unrelated trade or business activity carried on by your organization, another section 501(c)(3) organization, or a state or local government	%		%		%		%	
6 Total of lines 4 and 5	%		%		%		%	
7 Does the bond issue meet the private security or payment test?								
8a Has there been a sale or disposition of any of the bond-financed property to a nongovernmental person other than a 501(c)(3) organization since the bonds were issued?								
b If "Yes" to line 8a, enter the percentage of bond-financed property sold or disposed of	%		%		%		%	
c If "Yes" to line 8a, was any remedial action taken pursuant to Regulations sections 1.141-12 and 1.145-2?								
9 Has the organization established written procedures to ensure that all nonqualified bonds of the issue are remediated in accordance with the requirements under Regulations sections 1.141-12 and 1.145-2?								

Part IV Arbitrage

	A		B		C		D	
	Yes	No	Yes	No	Yes	No	Yes	No
1 Has the issuer filed Form 8038-T, Arbitrage Rebate, Yield Reduction and Penalty in Lieu of Arbitrage Rebate?		X						
2 If "No" to line 1, did the following apply?								
a Rebate not due yet?	X							
b Exception to rebate?		X						
c No rebate due?		X						
If "Yes" to line 2c, provide in Part VI the date the rebate computation was performed								
3 Is the bond issue a variable rate issue?		X						

Part IV Arbitrage *(continued)*

	A		B		C		D	
	Yes	No	Yes	No	Yes	No	Yes	No
4a Has the organization or the governmental issuer entered into a qualified hedge with respect to the bond issue?		X						
b Name of provider								
c Term of hedge								
d Was the hedge superintegrated?								
e Was the hedge terminated?								
5a Were gross proceeds invested in a guaranteed investment contract (GIC)?		X						
b Name of provider								
c Term of GIC								
d Was the regulatory safe harbor for establishing the fair market value of the GIC satisfied?								
6 Were any gross proceeds invested beyond an available temporary period?		X						
7 Has the organization established written procedures to monitor the requirements of section 148?	X							

Part V Procedures To Undertake Corrective Action

Has the organization established written procedures to ensure that violations of federal tax requirements are timely identified and corrected through the voluntary closing agreement program if self-remediation isn't available under applicable regulations?	A		B		C		D	
	Yes	No	Yes	No	Yes	No	Yes	No
	X							

Part VI Supplemental Information. Provide additional information for responses to questions on Schedule K. See instructions.

SCHEDULE O
(Form 990)
(Rev. December 2024)
Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.
Attach to Form 990 or Form 990-EZ.
Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

Open to Public Inspection

Name of the organization: CITY OF SANTA CLARA PUBLIC FACILITIES FINANCING CORPORATION

Employer identification number: 31-1611044

FORM 990, PART III, LINE 1 - ORGANIZATION MISSION

TO RENDER FINANCIAL ASSISTANCE TO THE CITY OF SANTA CLARA BY FINANCING, REFINANCING, ACQUIRING, CONSTRUCTING, IMPROVING, LEASING AND SELLING OF BUILDINGS, BUILDING IMPROVEMENTS, EQUIPMENT, AND OTHER PUBLIC IMPROVEMENTS, LANDS, AND ANY OTHER REAL OR PERSONAL PROPERTY FOR THE BENEFIT OF RESIDENTS OF THE CITY OF SANTA CLARA CALIFORNIA.

FORM 990, PART VI, LINE 11B - FORM 990 REVIEW PROCESS

THE CITY OF SANTA CLARA PUBLIC FACILITIES FINANCING CORPORATION HAS ITS FORM 990 PREPARED BY AN OUTSIDE TAX PREPARER BASED ON INFORMATION PROVIDED BY THE CITY. THE FOLLOWING PROCESS OCCURS PRIOR TO THE FORM 990 FILING:

WHEN THE FORM 990 IS PREPARED, IT IS REVIEWED BY MANAGEMENT AND IS PRESENTED TO MEMBERS OF THE GOVERNING BODY PRIOR TO ITS SUBMISSION. THE GOVERNING BODY IS PROVIDED WITH AT LEAST 3 DAYS TO REVIEW THE PREPARED FORM 990 AND PROVIDE THEIR COMMENTS TO MANAGEMENT. THE FORM 990 IS THEN PRESENTED FOR ACCEPTANCE AT A SPECIAL CITY OF SANTA CLARA PUBLIC FACILITIES FINANCING CORPORATION BOARD MEETING.

FORM 990, PART VI, LINE 19 - OTHER ORGANIZATION DOCUMENTS PUBLICLY AVAILABLE

ALL FORMAL DOCUMENTS ARE MADE AVAILABLE TO THE PUBLIC ON REQUEST.

TAXABLE YEAR **2024**

California Exempt Organization Annual Information Return

FORM **199**

Calendar Year 2024 or fiscal year beginning (mm/dd/yyyy) 7/01/2024 , and ending (mm/dd/yyyy) 6/30/2025 .

Corporation/Organization name: CITY OF SANTA CLARA PUBLIC FACILITIES FINANCING CORPORATION	California corporation number: 2011023
Additional information. See instructions.	FEIN: 31-1611044
Street address (suite or room): 1500 WARBURTON AVENUE	PMB no.
City: SANTA CLARA / State: CA	ZIP code: 95050-3713
Foreign country name / Foreign province/state/county	Foreign postal code

A First return . . . ☐ Yes ☒ No

B Amended return . . . ● ☐ Yes ☒ No

C IRC Section 4947(a)(1) trust . . . ☐ Yes ☒ No

D Final information return?
● ☐ Dissolved ☐ Surrendered (Withdrawn) ☐ Merged/Reorganized
Enter date: (mm/dd/yyyy) ●

E Check accounting method:
1 ☐ Cash 2 ☒ Accrual 3 ☐ Other

F Federal return filed? 1 ● ☐ 990T 2 ● ☐ 990-PF
3 ● ☐ Sch H (990) 4 ☐ Other 990 series

G Is this a group filing? See instructions . . . ● ☐ Yes ☒ No

H Is this organization in a group exemption . . . ☐ Yes ☒ No
If "Yes," what is the parent's name?

I Did the organization have any changes to its guidelines not reported to the FTB? See instructions . . . ● ☐ Yes ☒ No

J If exempt under R&TC Section 23701d, has the organization engaged in political activities? See instructions . . . ● ☐ Yes ☐ No

N/A

K Is the organization exempt under R&TC Section 23701g? . . . ● ☐ Yes ☒ No
If "Yes," enter the gross receipts from nonmember sources . . . $

L Is the organization a limited liability company? . . . ● ☐ Yes ☒ No

M Did the organization file Form 100 or Form 109 to report taxable income? . . . ● ☐ Yes ☒ No

N Is the organization under audit by the IRS or has the IRS audited in a prior year? . . . ● ☐ Yes ☒ No

O Is federal Form 1023/1024 pending? . . . ☐ Yes ☐ No
Date filed with IRS

Part I Complete Part I unless not required to file this form. See General Information B and C.

Receipts and Revenues	1	Gross sales or receipts from other sources. From Side 2, Part II, line 8 . . . ●	1	1,442,122.
	2	Gross dues and assessments from members and affiliates . . . ●	2	
	3	Gross contributions, gifts, grants, and similar amounts received . . . ●	3	
	4	Total gross receipts for filing requirement test. Add line 1 through line 3. **This line must be completed.** If the result is less than $50,000, see General Information B . . . ●	4	1,442,122.
	5	Cost of goods sold . . . ● 5		
	6	Cost or other basis, and sales expenses of assets sold . . . ● 6		
	7	Total costs. Add line 5 and line 6 . . .	7	
	8	Total gross income. Subtract line 7 from line 4 . . . ●	8	1,442,122.
Expenses	9	Total expenses and disbursements. From Side 2, Part II, line 18 . . . ●	9	1,406,100.
	10	Excess of receipts over expenses and disbursements. Subtract line 9 from line 8 . . . ●	10	36,022.
Payments	11	Total payments . . . ●	11	
	12	Use tax. See General Information K . . . ●	12	
	13	Payments balance. If line 11 is more than line 12, subtract line 12 from line 11 . . . ●	13	
	14	Use tax balance. If line 12 is more than line 11, subtract line 11 from line 12 . . . ●	14	
	15	Penalties and interest. See General Information J . . .	15	
	16	**Balance due.** Add line 12 and line 15. Then subtract line 11 from the result . . . ◉	16	0.

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Signature of officer ▶ | Title: DIR. OF FINANCE | Date | ● Telephone: (408) 615-2368

Paid Preparer's Use Only

Preparer's signature ▶ VIKKI C RODRIGUEZ | Date: 3/16/2026 | Check if self-employed ▶ ☐ | ● PTIN: P00685455

Firm's name (or yours, if self-employed) and address ▶ MAZE & ASSOCIATES
3478 BUSKIRK AVE STE 217
PLEASANT HILL, CA 94523

● Firm's FEIN: 94-2590179
● Telephone: (925) 228-2800

May the FTB discuss this return with the preparer shown above? See instructions . . . ● ☒ Yes ☐ No

CACA1112L 01/14/25

Part II **Organizations with gross receipts of more than $50,000 and private foundations regardless of amount of gross receipts – complete Part II or furnish substitute information.**

Receipts from Other Sources	1	Gross sales or receipts from all business activities. See instructions	1	
	2	Interest	2	36,182.
	3	Dividends	3	
	4	Gross rents	4	
	5	Gross royalties	5	
	6	Gross amount received from sale of assets (See instructions)	6	
	7	Other income. Attach schedule SEE STATEMENT 1	7	1,405,940.
	8	**Total** gross sales or receipts from other sources. Add line 1 through line 7. Enter here and on Side 1, Part I, line 1	8	1,442,122.
Expenses and Disbursements	9	Contributions, gifts, grants, and similar amounts paid. Attach schedule	9	
	10	Disbursements to or for members	10	
	11	Compensation of officers, directors, and trustees. Attach schedule SEE STMT 2	11	0.
	12	Other salaries and wages	12	
	13	Interest	13	319,775.
	14	Taxes	14	
	15	Rents	15	
	16	Depreciation and depletion (See instructions)	16	
	17	Other expenses and disbursements. Attach schedule SEE STATEMENT 3	17	1,086,325.
	18	**Total** expenses and disbursements. Add line 9 through line 17. Enter here and on Side 1, Part I, line 9	18	1,406,100.

Schedule L Balance Sheet

		Beginning of taxable year		End of taxable year	
Assets		(a)	(b)	(c)	(d)
1	Cash		785,417.		821,439.
2	Net accounts receivable				
3	Net notes receivable				
4	Inventories				
5	Federal and state government obligations				
6	Investments in other bonds				
7	Investments in stock				
8	Mortgage loans				
9	Other investments. Attach schedule				
10a	Depreciable assets				
b	Less accumulated depreciation				
11	Land				
12	Other assets. Attach schedule STM 4		9,475,800.		8,336,503.
13	**Total assets**		10,261,217.		9,157,942.
Liabilities and net worth					
14	Accounts payable				
15	Contributions, gifts, or grants payable				
16	Bonds and notes payable ST 5		9,475,800.		8,336,503.
17	Mortgages payable				
18	Other liabilities. Attach schedule				
19	Capital stock or principal fund		785,417.		821,439.
20	Paid-in or capital surplus. Attach reconciliation				
21	Retained earnings or income fund				
22	**Total liabilities and net worth**		10,261,217.		9,157,942.

Schedule M-1 Reconciliation of income per books with income per return

Do not complete this schedule if the amount on Schedule L, line 13, column (d), is less than $50,000.

1	Net income per books	36,022.	7	Income recorded on books this year not included in this return. Attach schedule	
2	Federal income tax		8	Deductions in this return not charged against book income this year. Attach schedule	
3	Excess of capital losses over capital gains				
4	Income not recorded on books this year. Attach schedule				
5	Expenses recorded on books this year not deducted in this return. Attach schedule		9	Total. Add line 7 and line 8	
6	Total. Add line 1 through line 5	36,022.	10	Net income per return. Subtract line 9 from line 6	36,022.

CITY OF SANTA CLARA PUBLIC FACILITIES FINANCING CORPORATION

31-1611044

STATEMENT 1
FORM 199, PART II, LINE 7
OTHER INCOME

PROGRAM SERVICE REVENUE	$ 1,405,940.
TOTAL	$ 1,405,940.

STATEMENT 2
FORM 199, PART II, LINE 11
COMPENSATION OF OFFICERS, DIRECTORS, TRUSTEES AND KEY EMPLOYEES

CURRENT OFFICERS:

NAME AND ADDRESS	TITLE AND AVERAGE HOURS PER WEEK DEVOTED	TOTAL COMPEN-SATION	CONTRI-BUTION TO EBP & DC	EXPENSE ACCOUNT/ OTHER
ALBERT GONZALEZ 1500 WARBURTON AVENUE SANTA CLARA, CA 95050-3713	BOARD MEMBER 0.50	$ 0.	$ 0.	$ 0.
KEVIN N. PARK 1500 WARBURTON AVENUE SANTA CLARA, CA 95050-3713	BOARD MEMBER 0.50	0.	0.	0.
RAJ CHAHAL 1500 WARBURTON AVENUE SANTA CLARA, CA 95050-3713	BOARD MEMBER 0.50	0.	0.	0.
KAREN HARDY 1500 WARBURTON AVENUE SANTA CLARA, CA 95050-3713	BOARD MEMBER 0.50	0.	0.	0.
KELLY G. COX 1500 WARBURTON AVENUE SANTA CLARA, CA 95050-3713	BOARD MEMBER 0.50	0.	0.	0.
SUDHANSHU JAIN 1500 WARBURTON AVENUE SANTA CLARA, CA 95050-3713	VICE PRESIDENT 0.50	0.	0.	0.
LISA M. GILLMOR 1500 WARBURTON AVENUE SANTA CLARA, CA 95050-3713	PRESIDENT 0.50	0.	0.	0.
JOVAN GROGAN 1500 WARBURTON AVENUE SANTA CLARA, CA 95050-3713	EXECUTIVE DIR. 0.10	0.	0.	0.
KENN LEE 1500 WARBURTON AVENUE SANTA CLARA, CA 95050-3713	DIR. OF FINANCE 0.10	0.	0.	0.
NORA PIMENTAL 1500 WARBURTON AVENUE SANTA CLARA, CA 95050-3713	SECRETARY 0.10	0.	0.	0.
	TOTAL	$ 0.	$ 0.	$ 0.

STATEMENT 3
FORM 199, PART II, LINE 17
OTHER EXPENSES

BOND COST EXPENSE	$ 1,325.
PRINCIPAL DEBT PAYMENTS	1,085,000.
TOTAL	$ 1,086,325.

STATEMENT 4
FORM 199, SCHEDULE L, LINE 12
OTHER ASSETS

NET INVESTMENT IN LEASE	8,336,503.
TOTAL	$ 8,336,503.

STATEMENT 5
FORM 199, SCHEDULE L, LINE 16
BONDS AND NOTES PAYABLE

TAX-EXEMPT BONDS		BALANCE DUE
PURPOSE OF ISSUE:	CENTRAL PARK LIBRARY REFUNDING	
ISSUE DATE:	3/28/2013	
ORIGINAL ISSUE AMOUNT:	19,571,640.	
TYPE OF FORM FILED:	FORM 8038-G	
FORM 8038 FILING DATE:	3/28/2013	
OUTSTANDING ISSUE AMT:		8,336,503.
	TOTAL TAX-EXEMPT BONDS	$ 8,336,503.
	TOTAL NOTES AND BONDS PAYABLE	$ 8,336,503.

REPORT TO COUNCIL

SUBJECT

Action on Monthly Financial Status and Investment Reports for February 2026 and Approval of the Related Budget Amendments

BACKGROUND

In compliance with the Charter of the City of Santa Clara and the adopted Investment Policy, the monthly financial report and monthly investment report for February 2026 are submitted for your information. The financial reviews, as of February 28, 2026, provide a year-to-date financial update to the City Council for fiscal year 2025/26. The analysis of the revenues collected and all expenditures measures the level of adherence to the established resource allocation plan and allows the City to monitor and project revenues and expenditures throughout the year.

The Budget incorporates the estimated revenues and planned expenditures for all funds. The attached Financial Status Report provides the budget to actual revenue and expenditure summaries for the General Fund, Special Revenue Funds, Enterprise Funds and Internal Service Funds, as well as expenditure summaries for Capital Improvement Funds and Fund Reserve Balances. Any significant variances are explained in the reports.

In accordance with City Council Policy 051 - Donations to the City, a monthly activity and annual summary of donations received by department is included in these reports. Although the requirement of the policy is to report quarterly, the City has been including this information monthly along with the financial status report.

DISCUSSION

Monthly Financial Status Report (Attachment 1)

The attached Monthly Financial Status Report summarizes the City's financial performance as of February 28, 2026 (Attachment 1). This report provided financial analysis for the General Fund, select Special Revenue Funds, Internal Service Funds, Enterprise Operating Funds, and Capital Improvement Funds.

Monthly Financial Status Report shows that General Fund revenues (excluding transfers) at 60% of the budget through February 2026. In some cases, such as property tax, most payments are scheduled to occur later in the fiscal year. Based on the prior year performance and collections through February, General Fund revenues are currently tracking to exceed the budget. As shown in Monthly Financial Status Report, General Fund expenditures (excluding transfers) were at 62.5% through February 2026 and are projected to end the year with savings.

As shown in Monthly Financial Status Report, total revenues for Enterprise Funds (Electric, Water,

Sewer, Cemetery, Solid Waste, and Water Recycling) were at 51.5% of the budget through February 28, 2026, while total expenses were at 59.8%.

In February, donations of $100 were received, bringing total donations to $46,794.

The Spring 2026 UCLA Anderson Forecast points to a shift in economic momentum since late 2025 with strong projected economic growth approaching 3% in 2026. This growth is expected to be driven by income tax cuts, expansion of fiscal stimulus, and artificial intelligence investment. The Iran war, however, has resulted in greater economic uncertainty, with economists pointing to the negative impacts on gas prices, inflation, consumer spending, and employment as well lower economic growth projections. The war has also led to significant financial market volatility.

In the second estimate for the fourth quarter of 2025, the Gross Domestic Product (GDP) increased at an annual rate of 0.7%, following a GDP increase of 4.4% in the third quarter 2025. On a national level, the unemployment rate changed little from 4.3% in January to 4.4% in February 2026. In February, the number of unemployed persons totaled 7.6 million, an increase from 7.4 million in January. The California unemployment rate changed little from 5.6% to 5.5% between November and December 2025. The unadjusted unemployment rate in the San José-Sunnyvale-Santa Clara Metropolitan Statistical Area (MSA) was 4.0% in December 2025, down slightly from a revised 4.3% in November 2025, and unchanged from the December 2024 level of 4.0%.

Staff will continue to closely monitor the General Fund revenues and the City's overall financial performance.

Monthly Investment Report (Attachment 2)

All securities held by the City of Santa Clara as of February 28, 2026 were in compliance with the City's Investment Policy Statement regarding current market strategy and long-term goals and objectives. All securities held are rated "A" or higher by two nationally recognized rating agencies. There are adequate cash flow and maturity of investments to meet the City's needs for the next six months.

The City's investment strategy for February 2026 was to invest funds not required to meet current obligations in securities listed in the prevailing Investment Policy Statement, with maturities not to exceed five years from the date of purchase. This strategy ensures safety of the City's funds and provides liquidity to meet the City's cash needs. There was a reasonable portfolio return of 4.11% in February.

The Monthly Investment Report also includes a Statement of Transactions, following the Investment Inventory, in accordance with California Municipal Treasurers Association investment policy guidelines.

ENVIRONMENTAL REVIEW

The actions being considered do not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to section 15378(b)(4) of Title 14 of the California Code of Regulations in that they are fiscal activities that do not involve any commitment to any specific project which may result in a potential significant physical impact on the environment.

FISCAL IMPACT

From time to time, adjustments to the budget are required to reflect new information, align budgets with actual revenues and expenses, and correct for inadvertent errors. The recommended budget adjustment is described in Attachment 3 and summarized below:

- General Fund - recognizes wildland reimbursements and appropriates the funds to the Fire Department;
- Building Development Services Fund - increases the materials, services, supplies budget, offset by a reduction to the unrestricted ending fund balance;
- Fire Certified Unified Program Agency (CUPA) Fund - recognizes CUPA enforcement fines and appropriates a portion of the funding to the Fire Department. An action is also included to establish a restricted CUPA Enforcement Fines Reserve, allocating the remaining revenue to this restricted balance; and
- Library Operating Grant Trust Fund - recognizes grant funding and establishes a new Pacific Library Partnership California Library Services Act grant appropriation.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

1. Note and file the Monthly Financial Status Report and Monthly Investment Report for February 2026 as presented; and
2. Approve the Fiscal Year 2025/26 budget amendments in the following funds (as detailed in the Fiscal Impact section of the staff report and Attachment 3 of the staff report):
   a. In the General Fund, recognizes wildland reimbursement revenue and appropriates the funds to the Fire Department, with a net impact of $227,315;
   b. In the Building Development Services Fund, increases the Materials, Services, Supplies budget and decreases the unrestricted ending fund balance, with a net impact of $0;
   c. In the Fire Certified Unified Program Agency (CUPA) Fund, recognizes enforcement fine revenue and appropriates a portion of the funding to the Fire Department, establishes a restricted CUPA Enforcement Fines Reserve, allocating the remaining revenue to this reserve, with a net impact of $119,200; and
   d. In the Library Operating Grant Trust Fund, recognizes grant funding and establishes a Pacific Library Partnership California Library Services Act grant appropriation, with a net impact of $3,711.

Items 2a - 2d, five affirmative Council votes required to appropriate additional revenue and for the use of unused balances.

Reviewed by: Kenn Lee, Director of Finance
Approved by: Jovan D. Grogan, City Manager

ATTACHMENTS
1. Monthly Financial Status Report - February 2026
2. Monthly Investment Report - February 2026
3. FY 2025/26 Budget Amendments

City of Santa Clara
The Center of What's Possible

MONTHLY FINANCIAL STATUS REPORT

February 2026

City of Santa Clara

Financial Status Report as of February 28, 2026

This report summarizes the City's financial performance for the month ended February 28, 2026. Financial analysis for the report is provided for the General Fund, select Special Revenue Funds, Enterprise Operating Funds, Internal Service Funds, and Capital Improvement Funds. Financial information included in this report is unaudited.

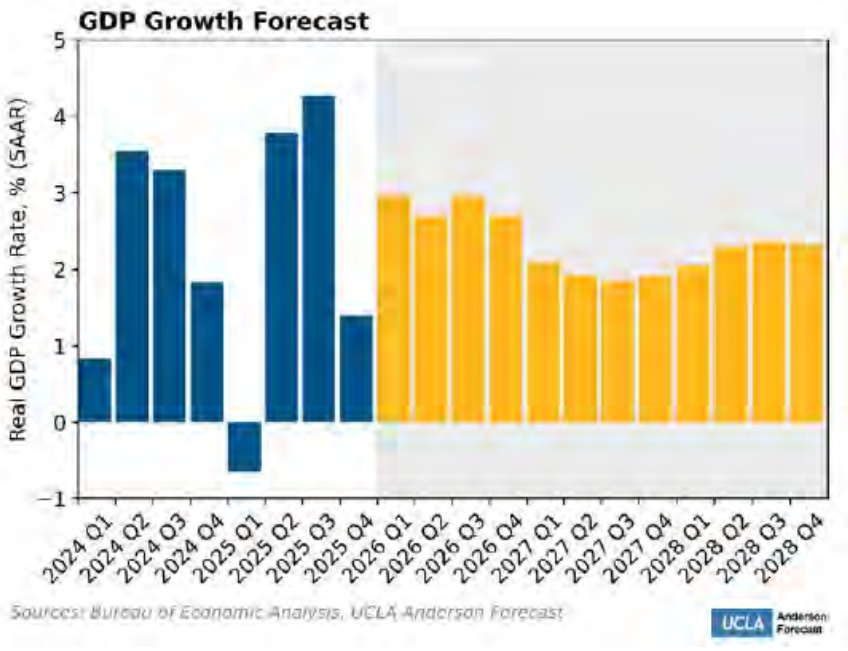
Economic Outlook

The Spring 2026 UCLA Anderson Forecast points to a shift in economic momentum with strong projected economic growth approaching 3% in 2026. "After momentarily stuttering in 2025 in the face of the highest tariff rates in a century, the U.S. economy is expected to resume a brisk pace of nearly 3% GDP growth in 2026. This expansion is fueled by significant fiscal stimulus, through income tax cuts, looser financial conditions, and an expanding boom in AI capital expenditures. Supporting this growth in demand are the continued gains in productivity observed since the post-pandemic recovery. While the labor market is projected to strengthen in response to rising demand, restrictive immigration policies will continue to limit its overall rate of expansion.

The aggregate strength of the economy masks significant underlying vulnerabilities that should not be ignored. Delinquency rates on credit cards and auto loans are concerningly high. Simultaneously, small businesses have seen shrinking employment as they struggle with the elevated cost of goods driven by tariffs and labor shortages linked to deportations. The residential real estate sector remains largely paralyzed by a dual stagnation of demand and supply; meanwhile, new construction inventories are beginning to pile up, placing downward pressure on home prices. Consequently, consumer sentiment remains at levels typically observed only during recessions, highlighting a deep disconnect between macroeconomic indicators and the financial reality of many Americans."[1]

The UCLA Forecast assumes real Gross Domestic Product (GDP) growth of approaching 3.0% in 2026, driven by growth in personal consumption and continued capital investment, including investment in AI infrastructure and equipment. Lower GDP growth is expected in 2027 and 2028 with increases in the low- to mid- 2% range as the AI infrastructure buildout begins to taper and the fiscal landscape becomes more restrained with spending cuts taking effect, particularly to Medicaid and SNAP.

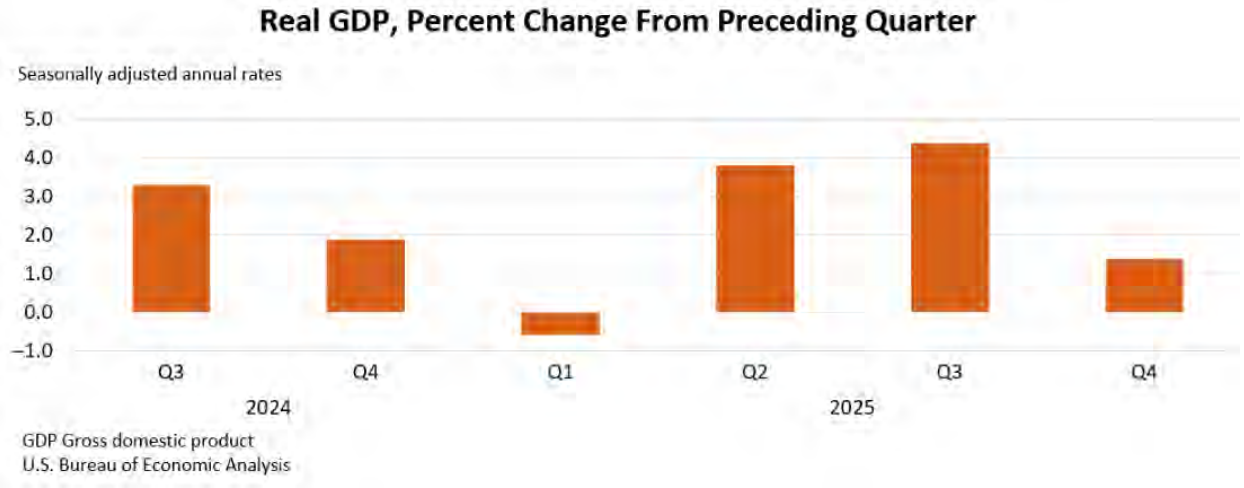
Quarterly Real GDP Growth Forecast (Seasonally Adjusted Annual Rates)



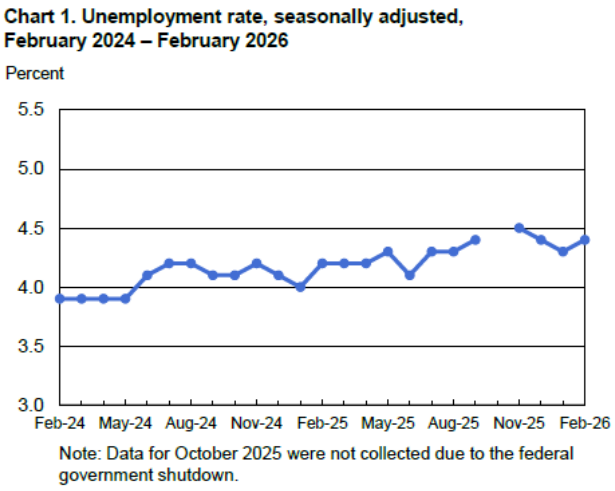
[1] UCLA Anderson Forecast for the Nation, Spring 2026 Report: From Tariff Hikes to Income Tax Cuts

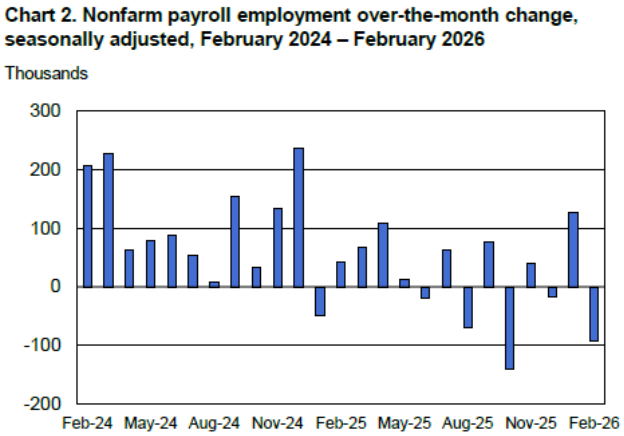
The war in Iran has resulted in greater economic uncertainty, with economists pointing to the negative impacts on gas prices, inflation, consumer spending, GDP growth, and employment as well lower economic growth projections. The war has also led to significant financial market volatility.

In the second estimate for the fourth quarter of 2025, the Gross Domestic Product (GDP) increased at an annual rate of 0.7%, following a GDP increase of 4.4% in the third quarter. The increase in real GDP primarily reflected increases in consumer spending and investments. These were offset by decreases in exports and government spending. Imports, which are a subtraction in the calculation of GDP, decreased.[2]



On a national level, the unemployment rate increased slightly from 4.3% in January to 4.4% in February 2026. In February, the number of unemployed persons totaled 7.6 million, an increase from 7.4 million in January 2026.[3]





[2] https://www.bea.gov/news/2026/gdp-second-estimate-4th-quarter-and-year-2025
[3] https://www.bls.gov/news.release/pdf/empsit.pdf

At the state level, the California unemployment rate changed little from 5.6% to 5.5% between November and December 2025. This rate is unchanged from the 5.5% rate in December 2024. Over the past year, California employers have lost 11,200 nonfarm jobs (0.1% decrease).[4]

The unadjusted unemployment rate in the San José-Sunnyvale-Santa Clara Metropolitan Statistical Area (MSA) was 4.0% in December 2025, down from a revised 4.3% in November 2025, and unchanged from the December 2024 level of 4.0%. Between December 2024 and December 2025, employment in this region decreased by 1,700 jobs, or 0.1%. The largest decreases were in professional and business services (down 8,600 jobs) and manufacturing (down 3,500 jobs). Notable employment increases were in private education and health services (up 7,100 jobs) and leisure and hospitality (up 1,900 jobs).[5]

General Fund

The General Fund is the major operating fund for the City and includes multiple programs, services, and activities for the residents and businesses of the City. The adopted budget for operating revenues and expenditures for fiscal year 2025/26 was $353.0 million. The amended budget for revenues and expenditures was adjusted to $384.2 million to reflect carryover encumbrances from fiscal year 2024/25 and various budget amendments approved by the City Council through February 2026.

General Fund revenues are tracking to exceed the budget and expenditures are tracking to end the year with savings.

[4] https://edd.ca.gov/en/about_edd/news_releases_and_announcements/unemployment-december-2025/
[5] https://labormarketinfo.edd.ca.gov/file/lfmonth/sjos$pds.pdf

General Fund Revenues

As of February 28, 2026, $202.4 million, or 60% of General Fund revenue (excluding transfers) was received. Collections are tracking below par through February due to the timing of payments. In some cases, such as property tax, most payments are scheduled to occur later in the fiscal year. Transfers and use of reserves of $46.9 million have occurred as budgeted.

CITY OF SANTA CLARA
GENERAL FUND
REVENUE OVERVIEW AND COMPARISON BY TYPE

	FISCAL YEAR 2025/26				PY REVENUE COMPARISON		
Function	Adopted Budget	Amended Budget	Actual Through 02/28/2026	Percentage Received	Actual Through 02/28/2025	$ Change From Prior Year	Percentage Change
TAXES							
Sales Tax	$ 65,850,000	$ 65,850,000	$ 40,806,849	61.97%	$ 39,805,276	$ 1,001,573	2.52%
Property Tax	101,181,000	101,181,000	51,527,754	50.93%	48,817,629	2,710,125	5.55%
Transient Occupancy Tax	27,500,000	27,500,000	15,838,617	57.59%	13,077,398	2,761,219	21.11%
Other Taxes	7,200,000	7,200,000	2,902,414	40.31%	3,342,104	(439,690)	-13.16%
Total Taxes	**201,731,000**	**201,731,000**	**111,075,634**	**55.06%**	**105,042,407**	**6,033,227**	**5.74%**
LICENSES & PERMITS							
Business Licenses	6,200,000	6,200,000	4,414,764	71.21%	4,420,311	(5,547)	-0.13%
Building Permits	-	-	1,041,482	N/A	891,751	149,731	16.79%
Fire Operation Permits	1,998,000	1,998,000	1,565,388	78.35%	1,503,844	61,544	4.09%
Miscellaneous Permits	26,000	26,000	254	0.98%	74,112	(73,858)	-99.66%
Total Licenses & Permits	**8,224,000**	**8,224,000**	**7,021,888**	**85.38%**	**6,890,018**	**131,870**	**1.91%**
FINES & PENALTIES	**1,557,000**	**1,557,000**	**2,200,915**	**141.36%**	**1,533,214**	**667,701**	**43.55%**
INTERGOVERNMENTAL	**580,000**	**1,028,764**	**796,556**	**77.43%**	**1,201,740**	**(405,184)**	**-33.72%**
CHARGES FOR SERVICES	**35,626,474**	**35,771,474**	**25,060,494**	**70.06%**	**22,985,416**	**2,075,078**	**9.03%**
SILICON VALLEY POWER TRANSFER	**37,275,000**	**37,275,000**	**24,850,004**	**66.67%**	**23,643,399**	**1,206,605**	**5.10%**
USE OF MONEY & PROPERTY							
Interest	6,247,000	6,247,000	5,710,611	91.41%	2,862,383	2,848,228	99.51%
Rent	13,107,611	13,536,011	9,722,090	71.82%	8,449,672	1,272,418	15.06%
Total Use of Money & Property	**19,354,611**	**19,783,011**	**15,432,701**	**78.01%**	**11,312,055**	**4,120,646**	**36.43%**
MISCELLANEOUS REVENUES	**380,000**	**848,816**	**763,061**	**89.90%**	**552,035**	**211,026**	**38.23%**
OTHER FINANCING SOURCES							
Operating Transfer In - Storm Drain	1,454,000	1,454,000	1,454,000	100.00%	1,454,000	-	0.00%
Operating Transfer In - Reserves	9,556,671	16,973,212	16,973,212	100.00%	13,950,549	3,022,663	21.67%
Operating Transfer In - Fund Balances[1]	5,816,858	28,044,857	28,044,857	100.00%	6,162,369	21,882,488	355.10%
Operating Transfer In - Miscellaneous	405,265	401,746	401,746	100.00%	2,201,534	(1,799,788)	-81.75%
Total Other Financing Sources	**17,232,794**	**46,873,815**	**46,873,815**	**100.00%**	**23,768,452**	**23,105,363**	**97.21%**
STADIUM OPERATION							
Charges for Services	24,423,380	24,497,380	14,012,955	57.20%	10,373,922	3,639,033	35.08%
Rent and Licensing	6,640,308	6,640,308	1,208,634	18.20%	7,612,194	(6,403,560)	-84.12%
Total Stadium Operation	**31,063,688**	**31,137,688**	**15,221,589**	**48.88%**	**17,986,116**	**(2,764,527)**	**-15.37%**
TOTAL GENERAL FUND	**$ 353,024,567**	**$ 384,230,568**	**$ 249,296,658**	**64.88%**	**$ 214,914,852**	**$ 34,381,805**	**16.00%**

(1) The Operating Transfer In - Fund Balances includes the carryover encumbrances of open purchase orders as of June 30, 2024 and mid year budget amendment from reserves.

General Fund Revenues

Sales Tax: The City of Santa Clara sales tax rate is 9.125%, of which the City receives 1.0%. As of February 28, 2026, $40.8 million has been recorded, which is 2.5% higher than prior year collection levels. Given the timing of payments, the sales tax receipts through February account for actual activity in the first two quarters (July through December 2025). In addition, $0.4 million has been received for the Proposition 172 Public Safety Sales Tax, which is consistent with the prior fiscal year.

In the first quarter of FY 2025/26 (July – September activity) receipts totaled $18.4 million. This collection level was 3.9% below the prior year receipts of $19.2 million for the first quarter of FY 2024/25. This decrease was the result of a 16.0% decrease in the Business-to-Business category, partially offset by growth in the remaining categories. In the second quarter of FY 2025/26 (October – December activity), receipts totaled $21.9 million and were up 8.6% from the same period last year. This increase was primarily the result of a 30.2% increase in the County pool; these collections represented approximately 23% of the City's sales tax receipts. The City business categories that experienced growth in the second quarter included Construction (up 42.0%), Transportation (up 2.9%), and General Retail (up 1.8%). This growth was partially offset by declines in food products (down 3.4%), and business to business (down 12.3%).

Given the strong performance to date and the strong performance in FY 2024/25, collections are tracking to exceed the budget estimate of $65.9 million. Collections are projected to exceed the budget by over $10 million based on the current data available and projections from the City's sales tax consultant.

Property Tax: Through February, Property tax receipts totaled $51.5 million, up 5.6% from the prior year. The majority of property tax revenue is collected in the second half of the fiscal year. Based on information from the County of Santa Clara, property tax receipts are projected to end the year at $103.6 million, slightly above the Adopted Budget estimate of $101.2 million.

Transient Occupancy Tax (TOT): TOT is calculated as a percentage of City hotel/motel room charges. The City's TOT rate is 13.5%. Through February 28, 2026, $15.8 million has been collected, which reflects a 21.1% increase when compared to the collection level in the prior year. Beginning July 2025, all hotels submit TOT payments monthly rather than a combination of monthly and quarterly payments, which will impact the collection pattern during this fiscal year. Based on the higher prior year collection level, current year receipts, and the anticipated impact from the Super Bowl and FIFA World Cup events, TOT revenue is projected to exceed the budgeted estimate by year-end by $3 million - $5 million.

Other Taxes: Includes franchise tax and documentary transfer tax. The City has collected $2.9 million through February, including franchise tax ($2.0 million) and documentary transfer tax ($0.9 million). Receipts are tracking below last fiscal year's collection levels of $3.3 million due to lower franchise tax collections.

Licenses & Permits: Includes business licenses, fire operation permits, and miscellaneous permits and fees. This category also includes a portion of building permits that are allocated for advanced planning. Licenses and permits revenue collections are tracking above par with receipts totaling $7.0 million, or 85.4% of the $8.2 million budget. This collection level is slightly higher than prior year receipts of $6.9 million. Business licenses receipts represent the majority of the collections to date at $4.4 million. Collections in this category are tracking on par with the prior year level but may end the year slightly below the $6.2 million budget.

Fines & Penalties: Includes collection charges (late fees), vehicle, parking, court fines, and miscellaneous penalty fines. The revenue collected in this category through February was $2.2 million, which is above the budget of $1.6 million and the prior year level collections of $1.5 million. The majority of the receipts are comprised of collection charges. The variance from the prior year is primarily due to higher collection charges, partially offset by a decrease in municipal fines collected.

Intergovernmental: Includes motor vehicle fees, state homeowner property tax relief, state mandated reimbursement and redistribution of land sale proceeds and ground leases from the Successor Agency. Through February 28, 2026, $0.8 million has been collected in this category, which is 77.4% of the budget. This collection level is 33.7% lower than prior year levels; collections were higher last year due to wildland reimbursements. Motor vehicle fees total $0.2 million, slightly exceeding the budget, and the State reimbursement for homeowners property tax relief totals $0.1 million and is expected to reach the $0.2 million budget by year-end. The miscellaneous other agency revenues total $0.5 million, which primarily reflects the SB 90 reimbursements from the State for state-mandated programs delivered by the Police Department. These funds were appropriated to the Police Department as part of the July/August Monthly Financial Report actions that were approved by the City Council on October 21, 2025.

Charges for Services: Includes various plan check and zoning-related fees, engineering fees, administrative fees, and community service revenue from various recreational activities. Through February, collections totaled approximately $25.1 million or 70% of the budget. This reflects a 9.0% increase compared to last year's collections, primarily due to higher receipts in engineering fees, interdepartmental charges, and planning and zoning fees.

Silicon Valley Power Transfer: In accordance with the City's charter, Silicon Valley Power (SVP) pays 5.0% of gross revenues to the General Fund. Transfers throughout the year are based on the budgeted estimate and will be trued up at the end of the fiscal year based on actual performance. Based on the prior year collections and activity levels in SVP, receipts in this category are expected to exceed the budgeted estimate.

Use of Money & Property: Includes realized investment income and rental income. Collections of $15.4 million are higher than prior year levels in both categories. The increase in rental income reflects higher right-of-way collections and lease revenues. Interest collections came in nearly 100% higher than prior year levels due to several factors, including an increase in the size of the portfolio, the interest income distribution timing, a higher level of realized losses last fiscal year, and higher earnings

for certain securities. Receipts in this category are expected to exceed the budgeted estimate by approximately $3.0 million based on current collection trends.

Miscellaneous Revenues: Includes developer fees, donations, damage recovery, and one-time miscellaneous revenues. Through February, collections of $0.8 million are tracking at 89.9% the budget and are 38.2% above the prior year collections of $0.6 million.

Stadium Operation: Through February 28, 2026, $15.2 million has been collected through charges for services and rent. Of this amount, $3.4 million and $5.5 million represents public safety cost reimbursements for non-NFL events and NFL games, respectively. The City also received the ground lease payment of $1.2 million and general and administrative cost reimbursements of $1.5 million, both from the Stadium Authority. Reimbursements of $2.8 million have been received from the Bay Area Host Committee. Remaining collections of $0.8 million reflected parking permits.

General Fund Expenditures

As of February 28, 2026, $260.5 million or 67.8% of the General Fund operating budget had been expended, which is higher than prior year expenditure levels. Excluding transfers, expenditures totaled $206.4 million, or 62.5% of the budget, which is below par of 66.7%. Transfers of $54.1 million have occurred as budgeted. Overall, expenditures in the General Fund are within budgeted levels through February and are expected to end the year with savings.

CITY OF SANTA CLARA
GENERAL FUND
EXPENDITURES OVERVIEW AND COMPARISON BY FUNCTION

	FISCAL YEAR 2025/26				PY EXPENDITURES COMPARISON		
Function	Adopted Budget	Amended Budget	Actual Through 02/28/2026	Percentage Used	Actual Through 02/28/2025	$ Change From Prior Year	Percentage Change
GENERAL GOVERNMENT							
Non-Departmental	$ 20,501,477	$ 19,788,144	$ 10,838,193	54.77%	$ 9,706,364	$ 1,131,829	11.66%
City Council	1,268,362	1,273,274	757,491	59.49%	702,546	54,945	7.82%
City Clerk	1,761,474	1,763,949	1,142,395	64.76%	1,701,449	(559,054)	-32.86%
City Manager	5,859,758	6,942,349	3,870,495	55.75%	2,829,150	1,041,345	36.81%
City Attorney	4,619,355	4,760,193	2,817,978	59.20%	1,911,136	906,842	47.45%
City Auditor	1,075,554	1,167,005	528,161	45.26%	498,618	29,543	5.92%
Human Resources	5,470,869	5,758,815	2,769,077	48.08%	2,732,494	36,583	1.34%
Finance	20,897,522	21,598,708	12,778,058	59.16%	13,168,104	(390,046)	-2.96%
Total General Government	**61,454,371**	**63,052,437**	**35,501,848**	**56.31%**	**33,249,861**	**2,251,987**	**6.77%**
PUBLIC WORKS	**30,216,576**	**31,460,071**	**18,746,550**	**59.59%**	**16,691,226**	**2,055,324**	**12.31%**
COMMUNITY DEVELOPMENT	**6,039,535**	**6,237,266**	**3,789,014**	**60.75%**	**3,137,319**	**651,695**	**20.77%**
PARKS AND RECREATION	**24,548,978**	**25,373,495**	**15,434,058**	**60.83%**	**14,154,514**	**1,279,544**	**9.04%**
PUBLIC SAFETY							
Fire	70,335,667	70,849,167	46,828,763	66.10%	45,871,554	957,209	2.09%
Police	99,261,544	100,299,895	66,477,958	66.28%	59,995,316	6,482,642	10.81%
Total Public Safety	**169,597,211**	**171,149,062**	**113,306,721**	**66.20%**	**105,866,870**	**7,439,851**	**7.03%**
LIBRARY	**12,178,570**	**12,300,254**	**7,840,921**	**63.75%**	**7,845,887**	**(4,966)**	**-0.06%**
DEPARTMENTAL TOTAL	**304,035,241**	**309,572,585**	**194,619,112**	**62.87%**	**180,945,678**	**13,673,434**	**7.56%**
OTHER FINANCING USES							
Operating Transfer Out - Miscellaneous	1,062,675	1,635,973	1,635,973	100.00%	1,742,520	(106,547)	-6.11%
Operating Transfer Out - Debt Services	1,406,979	1,406,979	1,406,979	100.00%	1,405,940	1,039	0.07%
Operating Transfer Out - Maintenance Dtrct	1,079,493	1,079,493	1,079,493	100.00%	977,546	101,947	10.43%
Operating Transfer Out - Cemetery	1,078,109	1,078,109	1,078,109	100.00%	823,000	255,109	31.00%
Operating Transfer Out - CIP	6,352,233	30,793,808	30,793,808	100.00%	14,436,988	16,356,820	113.30%
Operating Transfer Out - Reserves	17,649,996	18,100,112	18,100,112	100.00%	7,324,722	10,775,390	147.11%
Total Other Financing Uses	**28,629,485**	**54,094,474**	**54,094,474**	**100.00%**	**26,710,716**	**27,383,758**	**102.52%**
STADIUM OPERATION	**20,359,841**	**20,563,508**	**11,769,477**	**57.23%**	**6,946,133**	**4,823,344**	**69.44%**
TOTAL GENERAL FUND	**$ 353,024,567**	**$ 384,230,568**	**$ 260,483,063**	**67.79%**	**$ 214,602,527**	**$ 45,880,536**	**21.38%**

General Fund Expenditures

Below is an explanation of certain budget to actual expenditure variances by program.

Non-Departmental: Includes expenditures that are not attributable to a single department, but a function of the City in general. Through February, expenditures totaled $10.8 million, or 54.8% of the budget, which is below par of 66.7%. Current year spend is tracking higher than prior year levels, primarily in the salaries and benefits and contractual services categories.

City Attorney: Actual expenditures through February totaled approximately $2.8 million, which is 59.2% of the budget, which is below par. Spending is higher than the total expenditures through the same time last fiscal year by 47.5% due to higher salaries and benefits costs.

City Clerk: Through February, actual expenditures were tracking slightly below budget at approximately $1.1 million or 64.8% of the budget. This spend is 32.9% lower than prior year levels due to one-time election costs incurred in February 2025.

City Council: Through February, expenditures of $0.8 million were at 59.5% of budget, which is below par. Compared to the same period through last fiscal year, this reflects a 7.8% increase in expenditures, resulting from higher salary and benefits and conference, training and travel spend. This is partially offset by lower spending for as-needed staff.

City Manager: The actual expenditures through February totaled $3.9 million, or 55.8% of the budget, which is below par for this time of the year. Expenditures are approximately 36.8% higher compared with the spending level during the same period last fiscal year. This is due to higher spend in the salaries and benefits and contractual services categories.

Community Development Department: This department consists of three divisions: Planning, Building, and Housing and Community Services. The Building Division of this department is reflected in the Building Development Services Fund, which falls under the special revenue section of this report. Through February, departmental expenditures for the Planning and Housing and Community Services divisions totaled $3.8 million, or 60.8% of the budget, which is below par of 66.7%. This expenditure level is 20.8% above the prior year as a result of higher salaries and benefits and contractual services spend.

Finance Department: Through February, the Department's expenditures totaled $12.8 million, or 59.2% of the budget, which is below par. This expenditure level was approximately 3.0% lower compared to the same period last year. Higher salaries and benefits expenditures are offset by lower subscription and contractual services costs.

Fire Department: Through February, actual expenditures totaled $46.8 million, or 66.1% of the budget, which is at par. These expenditures are 2% above the spending level through the same period last fiscal year. Overtime expenditures are tracking at 153.3% of the budget, which is well above par for this time of year. Excluding reimbursable mutual aid-related overtime, the departmental overtime remains at approximately 146.5% of the budget. While this overtime figure is above par, it is important to note that

overtime is used to backfill for vacant positions and the vacancy savings offset a portion of the overtime costs.

Through February, absences are up 13% (from 53,772 to 61,012 hours) when compared with the prior fiscal year and remain above historical levels. Absences are trending high in the areas of Family and Medical Leave Act (FMLA) leave, disability leave, and industrial injury time. Employees can elect compensatory time over overtime pay when backfilling shift absences, which increases the need to backfill when the compensatory time is used. Through February, the compensatory time payouts total $1,491,272 which is above historical levels and 27% above the payouts of $1,175,670 experienced through February of last fiscal year. The Department will continue to monitor expenditures throughout the fiscal year, and any necessary budget adjustments will be brought forward for City Council consideration.

Library Department: Through February, actual expenditures totaled approximately $7.8 million, or 63.8% of the budget, which is slightly below par, but consistent with the prior year expenditure level.

Parks and Recreation Department: Through February, actual expenditures totaled $15.4 million, or 60.8% of the budget, which is below par, but 9.0% higher than prior year actuals of $14.2 million. This increase reflects higher spend in the salaries and benefits categories as well as operating supplies and contractual services costs.

Police Department: Expenditures through February are tracking at $66.5 million, or 66.3% of the budget; this is approximately 10.8% higher than prior year spending levels. The increase is mainly due to higher spend in the salaries and benefits, particularly in the overtime category. There is also higher spend in the operating supplies and capital outlay categories. The Department will continue to monitor expenditures throughout the fiscal year and any necessary budget amendments will be brought forward for City Council consideration.

Stadium Operation: Stadium operating expenditures are incurred first and billed on a reimbursement basis creating a timing difference in revenue recognition. Stadium expenditures of $11.8 million through February are tracking at 57.2% of the budget; this expenditure level is 69.4% above the prior fiscal year due planning and deployment activities related to the Super Bowl LX and FIFA World Cup 2026. Events at the Stadium through February include two soccer matches, four concerts, two preseason and eight regular season NFL games; these costs are fully reimbursed by the Stadium Manager and the Stadium Authority. February events also include Super Bowl LX and the community event: Celebrate Santa Clara. The Bay Area Host Committee also provides reimbursement for expenses incurred related to Super Bowl LX and FIFA World Cup 2026 planning costs.

Special Revenue Funds

The table below is a summary of revenues and expenditures of select Special Revenue Funds as of February 28, 2026. The amended budget reflects carryover encumbrances from fiscal year 2024/25 and budget amendments approved by the City Council through February 2026.

CITY OF SANTA CLARA
SPECIAL REVENUE FUNDS
REVENUE AND EXPENDITURES - OVERVIEW AND COMPARISON BY FUND

	REVENUE - FISCAL YEAR 2025/26				PRIOR YEAR REVENUE COMPARISON		
Fund Description	Adopted Budget	Amended Budget	Actual Through 2/28/2026	Percentage Received	Actual Through 2/28/2025	$ Change From Prior Year	Percent Change
Building Development Services Fee Fund	$ 16,736,000	$ 16,736,000	$ 13,528,164	80.83%	$ 11,371,413	$ 2,156,751	18.97%
City Affordable Housing Fund	1,253,326	502,171	386,112	76.89%	539,663	(153,551)	-28.45%
Fire CUPA Fund	2,019,000	2,019,000	1,766,781	87.51%	153,680	1,613,101	1049.65%
Fire Development Services Fee Fund	3,429,000	3,429,000	2,857,482	83.33%	2,831,095	26,387	0.93%
Housing and Urban Development	5,427,794	5,561,800	990,222	17.80%	1,693,123	(702,901)	-41.52%
Housing Authority Fund	281,088	281,088	373,733	132.96%	36,318	337,415	929.06%
Housing Successor Fund	1,302,573	1,302,573	328,298	25.20%	851,686	(523,388)	-61.45%
TOTAL	**$ 30,448,781**	**$ 29,831,632**	**$ 20,230,792**	**67.82%**	**$ 17,476,978**	**$ 2,753,814**	**15.76%**

	EXPENDITURES - FISCAL YEAR 2025/26				PRIOR YEAR EXPENDITURE COMPARISON		
Fund Description	Adopted Budget	Amended Budget	Actual Through 2/28/2026	Percentage Used	Actual Through 2/28/2025	$ Change From Prior Year	Percent Change
Building Development Services Fee Fund	$ 17,307,319	$ 18,457,334	$ 11,019,311	59.70%	$ 10,173,268	$ 846,043	8.32%
City Affordable Housing Fund	6,984,995	7,292,572	883,887	12.12%	580,123	303,764	52.36%
Fire CUPA Fund	1,779,867	1,783,637	1,016,354	56.98%	56,018	960,336	1714.33%
Fire Development Services Fee Fund	3,904,315	3,926,714	2,322,227	59.14%	2,361,463	(39,236)	-1.66%
Housing and Urban Development	5,427,794	5,720,995	1,522,259	26.61%	1,806,098	(283,839)	-15.72%
Housing Authority Fund	459,878	501,371	115,514	23.04%	108,935	6,579	6.04%
Housing Successor Fund	1,127,973	1,347,976	571,324	42.38%	425,882	145,442	34.15%
TOTAL	**$ 36,992,141**	**$ 39,030,599**	**$ 17,450,876**	**44.71%**	**$ 15,511,787**	**$ 1,939,089**	**12.50%**

Through the end of February, revenues totaled $20.2 million, or 67.8% of the estimate, which is slightly above par of 66.7%, while expenditures totaled approximately $17.5 million, or 44.7%. Revenues in both the Building and Fire Development Services Funds and the Fire CUPA Fund are tracking above par. The Housing Authority Fund is tracking above budget and significantly above prior year levels due to additional interest paid on a housing loan, while revenue in the City Affordable Housing Fund is tracking below prior year levels. This is a result of a correction in booking for interest accrued on housing impact fees, which is now recorded in the City Affordable Housing Capital Fund. Expenditures are tracking higher in this fund when compared to prior years due to higher salaries and benefits and

contractual services spend. In the Housing Successor Agency Fund, contractual services spend is higher than prior years, while interest collections on housing loans have come in lower than prior years.

Internal Service Funds

The table below displays the expenditures in the internal service funds across the City. The amended budget reflects current year appropriations, prior year carryover, and budget amendments approved through February 2026. As of February 28, 2026, the internal service fund expenditures totaled $31.1 million, or 46% of the amended budget. The expenditure fluctuations in the Vehicle Replacement Fund are due to the timing of vehicle purchases throughout the year. The significant decrease in spend in the Communication Acquisitions Fund is a result of the replacement of public safety radios that occurred last fiscal year. In the Information Technology Services Fund, higher spend is attributable to the contractual services and capital outlay categories.

CITY OF SANTA CLARA
INTERNAL SERVICE FUNDS
EXPENDITURES - OVERVIEW AND COMPARISON BY FUND

	EXPENDITURES - FISCAL YEAR 2025/26				PRIOR YEAR EXPENDITURE COMPARISON		
Fund Description	Adopted Budget	Amended Budget	Actual Through 2/28/2026	Percentage Used	Actual Through 2/28/2025	$ Change From Prior Year	Percent Change
Communication Acquisitions Fund	$ 1,064,336	$ 1,642,638	$ 476,389	29.00%	$ 5,920,301	$ (5,443,912)	-91.95%
Fleet Maintenance and Operations Fund	6,757,227	7,417,317	4,255,329	57.37%	3,899,001	356,328	9.14%
Information Technology Services Fund	18,755,875	23,478,149	10,635,385	45.30%	7,206,303	3,429,082	47.58%
Public Works Capital Projects Management Fund	4,991,087	5,863,020	3,137,160	53.51%	2,666,178	470,982	17.67%
Special Liability Fund	9,152,000	9,209,062	5,278,112	57.31%	4,775,452	502,660	10.53%
Unemployment Insurance Fund	100,000	100,000	117,288	117.29%	55,682	61,606	110.64%
Vehicle Replacement Fund	3,994,000	11,017,019	1,789,876	16.25%	5,422,380	(3,632,504)	-66.99%
Workers' Compensation Fund	6,858,000	8,858,000	5,375,077	60.68%	4,249,642	1,125,435	26.48%
TOTAL	**$ 51,672,525**	**$ 67,585,205**	**$ 31,064,616**	**45.96%**	**$ 34,194,939**	**$ (3,130,323)**	**-9.15%**

Governmental Capital Improvement Funds

The table below lists the revenue for selected capital improvement funds. The amended budget reflects current year appropriations, prior year carryover, and budget amendments approved through February 2026. As of February 28, 2026, the capital fund revenue totaled approximately $22.7 million. In the Parks and Recreation Capital Fund, $13.3 million represents MFA collections, $0.9 million represents Quimby Act fees received, with interest earnings accounting for the remaining collections. The revenue collected in the Related Santa Clara Fund represents developer contributions. The revenue shown in the Storm Drain Capital Fund is customer service charges. In the Tasman East Specific Infrastructure Fund, $2.0 million reflects impact fee collections, with interest earnings as the remaining collections. The collections in the Streets and Highways Capital Fund are comprised of interest earnings, grant funding, fees, and VTA Measure B proceeds.

CITY OF SANTA CLARA
GOVERNMENTAL CAPITAL IMPROVEMENT FUNDS
REVENUE - OVERVIEW AND COMPARISON BY SELECTED FUND

	REVENUE - FISCAL YEAR 2025/26				
Fund Description	Current Year Appropriation	Prior Year Carryforward	Total Amended Budget	Actual Through 2/28/2026	Percentage Used
City Affordable Housing Capital Fund	$ 211,155	$ -	$ 211,155	$ 211,155	100.00%
Parks & Recreation	10,197,016	-	10,197,016	15,725,003	154.21%
Public Buildings	110,027	-	110,027	110,028	100.00%
Related Santa Clara Developer	932,667	290,000	1,222,667	235,000	19.22%
Storm Drain	1,623,993	2,984,107	4,608,100	1,042,178	22.62%
Streets & Highways	15,652,769	19,942,011	35,594,780	3,289,699	9.24%
Tasman East Specific Infrastructure Improvement Fund	217,682	3,517,250	3,734,932	2,136,610	57.21%
TOTAL	**$ 28,945,309**	**$ 26,733,368**	**$ 55,678,677**	**$ 22,749,673**	**40.86%**

The table below lists the total amended budgeted amounts for expenditures in the Capital Improvement Funds. Similar to the revenue table, the amended expenditure budgets consist of current year appropriations, prior year carryover encumbrance balances in Governmental Capital Improvement Funds, and budget amendments approved through February 2026. As of February 28, 2026, capital fund expenditures totaled $32.6 million, or 9.8% of the amended budget. The table includes the Measure I General Obligation (GO) Bond funded projects. The current year budget reflects the first tranche of the GO bond proceeds, with approximately 2% spent. It is anticipated that the majority of these project appropriations will need to be carried over into FY 2026/27.

As part of the adoption of the FY 2025/26 and FY 2026/27 biennial operating budget, capital funds were carried over for projects that were not anticipated to be completed by June 30, 2025. Necessary

additional adjustments to the capital carryover amounts were included as part of the Budgetary Year-End Report for FY 2024/25, which was approved by the City Council in December 2025.

CITY OF SANTA CLARA
GOVERNMENTAL CAPITAL IMPROVEMENT FUNDS
SUMMARY OF EXPENDITURES

	EXPENDITURES - FISCAL YEAR 2025/26				
Fund Description	Current Year Appropriation	Prior Year Carryforward	Total Amended Budget	Actual Through 2/28/2026	Percentage Used
City Affordable Housing Capital Fund	$ 4,944,484	$ -	$ 4,944,484	$ -	0.00%
Fire	500,866	1,854,028	2,354,894	573,004	24.33%
General Gov't - Other	4,437,516	12,674,976	17,112,492	808,421	4.72%
Library	24,642	653,161	677,803	14,536	2.14%
Measure I General Obligation Bond Fund	96,634,500	-	96,634,500	1,960,617	2.03%
Parks & Recreation	6,073,116	40,887,990	46,961,106	1,362,358	2.90%
Public Buildings	43,412,209	9,327,180	52,739,389	3,945,266	7.48%
Related Santa Clara Developer	723,037	343,370	1,066,407	314,230	29.47%
Storm Drain	911,490	8,707,187	9,618,677	851,381	8.85%
Streets & Highways	20,063,576	76,260,521	96,324,097	21,292,966	22.11%
Tasman East Specific Infrastructure Improvement Fund	1,434,465	2,828,615	4,263,080	1,440,781	33.80%
TOTAL	**$ 179,159,901**	**$ 153,537,028**	**$ 332,696,929**	**$ 32,563,560**	**9.79%**

Enterprise Funds

The table below is a summary of revenues and expenses for the Enterprise Operating Funds as of February 28, 2026. Overall, revenues and expenditures are tracking below budgeted levels. Compared to prior year levels, revenues are tracking lower, whereas expenditures are tracking higher.

CITY OF SANTA CLARA
ENTERPRISE OPERATING FUNDS
REVENUE AND EXPENSES - OVERVIEW AND COMPARISON BY FUND

	REVENUE - FISCAL YEAR 2025/26				PRIOR YEAR REVENUE COMPARISON		
Fund Description	Adopted Budget	Amended Budget	Actual Through 2/28/2026	Percentage received	Actual Through 2/28/2025	$ Change From Prior Year	Percent Change
Cemetery Fund	$ 600,000	$ 600,000	$ 418,916	69.82%	$ 397,885	$ 21,031	5.29%
Electric Utility Fund	1,128,195,241	1,128,195,241	559,033,280	49.55%	625,098,067	(66,064,787)	-10.57%
Sewer Utility Fund	52,407,375	52,425,510	37,346,187	71.24%	38,406,665	(1,060,478)	-2.76%
Solid Waste Utility Fund	42,287,613	42,287,613	26,779,636	63.33%	25,253,223	1,526,413	6.04%
Water Recycling Fund	9,651,409	9,651,409	6,066,137	62.85%	7,875,808	(1,809,671)	-22.98%
Water Utility Fund	76,402,644	76,415,821	45,324,267	59.31%	42,401,163	2,923,104	6.89%
TOTAL REVENUE	**$ 1,309,544,282**	**$ 1,309,575,594**	**$ 674,968,423**	**51.54%**	**$ 739,432,811**	**$ (64,464,388)**	**-8.72%**

	EXPENDITURES - FISCAL YEAR 2025/26				PRIOR YEAR EXPENSE COMPARISON		
Fund Description	Adopted Budget	Amended Budget	Actual Through 2/28/2026	Percentage Used	Actual Through 2/28/2025	$ Change From Prior Year	Percent Change
Cemetery Fund	$ 1,757,102	$ 1,774,177	$ 730,835	41.19%	$ 751,227	$ (20,392)	-2.71%
Electric Utility Fund	712,617,141	723,337,626	432,682,316	59.82%	358,842,108	73,840,208	20.58%
Sewer Utility Fund	43,738,253	44,110,349	32,933,571	74.66%	28,763,345	4,170,226	14.50%
Solid Waste Utility Fund	42,061,065	46,374,375	25,289,676	54.53%	24,788,600	501,076	2.02%
Water Recycling Fund	10,890,055	14,745,574	5,956,226	40.39%	7,889,507	(1,933,281)	-24.50%
Water Utility Fund	66,793,248	68,017,282	39,846,584	58.58%	38,342,773	1,503,811	3.92%
TOTAL - Operating Appropriations	**$ 877,856,864**	**$ 898,359,383**	**$ 537,439,208**	**59.82%**	**$ 459,377,560**	**$ 78,061,648**	**16.99%**

Revenues in the electric (which also includes the Electric Debt Service Fund), water, sewer (which also includes the Sewer Debt Service Fund) and water recycling funds are primarily from customer service charges. The activity levels for these customer service charges also impact the resource and production costs on the expenditure side for these funds. In the Electric Utility Fund, the significant decrease in revenue is attributable to bond proceeds received last fiscal year. While not included in this report, budget actions for the Electric Utility Fund are expected to be brought forward before the end of FY 2025/26. Expenditures in this fund are expected to end the year above budget due higher power purchase and production costs, which are driven by higher load. It is anticipated that higher revenues will offset these higher costs. Staff will continue to monitor the spend and will bring forward any budget adjustments as needed. Revenue in the Water Recycling Fund is lower than prior year levels due to a reimbursement received last fiscal year. The expenditures in this fund are lower due to the timing of resource/production payments, as the third quarter payment has not yet been recorded. Expenditures

in the Sewer Utility Fund are tracking higher than prior year levels due to higher operations and maintenance payments made for the Regional Wastewater Facility.

A summary of revenue and expenses in the Enterprise Capital Improvement Funds is detailed in the tables below. Actual revenue through February 28, 2026, totaled $25.8 million, consisting primarily of developer contributions in the Electric Utility Fund and sewer fees in the Sewer Utility Fund. Enterprise capital fund expenses totaled $82.3 million, or 9.6% of the amended budget. Similar to the general government capital funds, capital funds were carried over from FY 2024/25 as part of the FY 2025/26 and FY 2026/27 budget adoption process for those projects that were not expected to be completed by June 30, 2025. Additional necessary adjustments to the capital carryover amounts based on actual year-end expenditures were included in the Budgetary Year-End Report for FY 2024/25, which was approved by the City Council in December 2025. These actions are reflected in the table below.

CITY OF SANTA CLARA
ENTERPRISE CAPITAL IMPROVEMENT FUNDS
REVENUE - OVERVIEW AND COMPARISON BY SELECTED FUND

Fund Description	REVENUE - FISCAL YEAR 2025/26 Current Year Appropriation	Prior Year Carryforward	Total Amended Budget	Actual Through 2/28/2026	Percentage Used
Electric Utility Fund	$ 27,041,043	$ 13,091,676	$ 40,132,719	$ 19,438,413	48.44%
Sewer Utility Fund	-	-	-	6,282,800	N/A
Solid Waste Utility Fund	260,653	243,847	504,500	6,606	1.31%
Street Lighting [1]	-	-	-	11,695	N/A
Water Utility Fund	-	-	-	39,760	N/A
TOTAL - Revenue	**$ 27,301,696**	**$ 13,335,523**	**$ 40,637,219**	**$ 25,779,274**	**63.44%**

CITY OF SANTA CLARA
ENTERPRISE CAPITAL IMPROVEMENT FUNDS
SUMMARY OF EXPENDITURES

Fund Description	EXPENSES - FISCAL YEAR 2025/26 Current Year Appropriation	Prior Year Carryforward	Total Amended Budget	Actual Through 2/28/2026	Percentage Used
Cemetery Fund	$ 10	$ 270,479	$ 270,489	$ -	0.00%
Convention Center Capital Fund	1,590,412	2,556,629	4,147,041	24,375	0.59%
Electric Utility Fund	351,921,281	378,643,486	730,564,767	63,986,900	8.76%
Sewer Utility Fund	47,606,403	37,208,230	84,814,633	6,195,111	7.30%
Solid Waste Utility Fund	821,876	141,354	963,230	598,304	62.11%
Street Lighting [1]	5,837,301	12,872,569	18,709,870	7,507,776	40.13%
Water Recycling Fund	50,000	-	50,000	1,822	3.64%
Water Utility Fund	15,033,219	6,891,151	21,924,370	4,011,953	18.30%
TOTAL - CIP Appropriations	**$ 422,860,502**	**$ 438,583,898**	**$ 861,444,400**	**$ 82,326,241**	**9.56%**

(1) Street Lighting fund is part of Electric Capital Improvement Funds

Fund Reserves

By policy, City Council established the City's General Contingency Reserve, under which reserves for Budget Stabilization and Capital Projects were established.

- Budget Stabilization Reserve is set aside for weathering economic downturns, emergency financial crisis, or disaster situations. The reserve target is equal to the expenditures of the City's General Fund operations for three months (90-day or 25% General Fund Adopted Operating Budget).
- Capital Projects Reserve earmarks funds for the Capital Improvement Program.

Other General Reserves and Enterprise Fund Reserves included in this report are highlighted as follows:

- Technology Fee Reserve is set aside to update and/or replace the City's aging technology and to ensure internal controls are in compliance with current business standards and legal requirements.
- Land Sale Reserve is net proceeds from the sale of City-owned land, with interest earned on these funds available to be appropriated for General Fund operating expenditures. This reserve is available for appropriation by City Council action.
- The Electric Utility Rate Stabilization Reserve and Operations and Maintenance Reserve ensure sufficient operating cash is available to cover day-to-day expenses, address unforeseen cost increases or revenue shortfalls, and ensure debt service coverage.
- The Replacement and Improvement Reserve in the Water and Sewer Utility Funds is for future capital improvement.

The table below summarizes select reserve balances.

CITY OF SANTA CLARA
RESERVE BALANCES
February 28, 2026

DETAIL OF SELECTED FUND RESERVE BALANCES:

	GENERAL FUND	ELECTRIC	WATER
Budget Stabilization Reserve	$ 81,450,116		
Capital Projects Reserve	21,383,432		
Land Sale Reserve	18,561,159		
Technology Fee Reserve	2,827,685		
Electric Rate Stabilization Fund Reserve		$ 78,000,000	
Electric Operations and Maintenance Reserve		377,000,000	
Replacement & Improvement			$ 303,090
TOTALS	**$ 124,222,392**	**$ 455,000,000**	**$ 303,090**

Donations to the City of Santa Clara

Donations received by department during the month of February 2026 and for fiscal year 2025/26 are shown in the table below.

Department	Feb-26	Fiscal Year 2025/26 Year To Date	Designated Use
City Manager's Office	-	150	Help Your Neighbor
Parks & Recreation	-	24,170	Case Management
Parks & Recreation	-	2,699	Roberta Jones Jr. Theatre
Parks & Recreation	100	19,775	Wade Brummal
TOTALS	**$ 100**	**$ 46,794**	

City of Santa Clara

The Center of What's Possible

MONTHLY INVESTMENT REPORT

February 2026

City of Santa Clara

Monthly Investment Report

TABLE OF CONTENTS

		Page #
1	Summary of Investment Portfolio	1
2	Summary of Investments	5
3	Investment Maturity Distribution Schedule	6
4	Attachment A: Investment Inventory With Market Value	7
5	Attachment B: Statement of Transactions	12

CITY OF SANTA CLARA
SUMMARY OF INVESTMENT PORTFOLIO

All securities held by the City of Santa Clara as of February 28, 2026 were in compliance with the City's Investment Policy Statement regarding current market strategy and long-term goals and objectives. All securities held are rated A or higher by two nationally recognized rating agencies. There is adequate cash flow and maturity of investments to meet the City's needs for the next six months.

The following table provides the breakdown of the total portfolio among the City, the Sports and Open Space Authority (SOSA), and the Housing Authority (HA) as of January31, 2026.

	COST VALUE	PERCENTAGE
City	$1,583,367,153	99.91%
SOSA	10,483	0.00%
HA	1,368,947	0.09%
Unrestricted	$1,584,746,583	100.00%
Restricted Bond Proceeds	2,486,259	
Total Investments	$1,587,232,842	

On February 28, 2026 the cost value and market value of the City's unrestricted pooled investment portfolio were $1,584,746,583 and $1,600,345,714 respectively.

Investment Strategy and Market Update

The January 27–28 Federal Open Market Committee (FOMC) minutes reinforced a "higher for longer" stance, with rate cuts contingent on clearer inflation progress. Some participants even supported a framework that allows for rate hikes if inflation remains above target. Most viewed the labor markets as stabilizing, though downside risks remain, suggesting the Federal Reserve (Fed) is likely to remain patient as it assesses incoming data.

The Core PCE index, the Fed's preferred gauge of inflation, rose to 3.0% year over year in December, its highest level since April 2024. Tariff passthroughs continue to pressure prices, with durable core goods posting their fastest monthly price increase in four years.

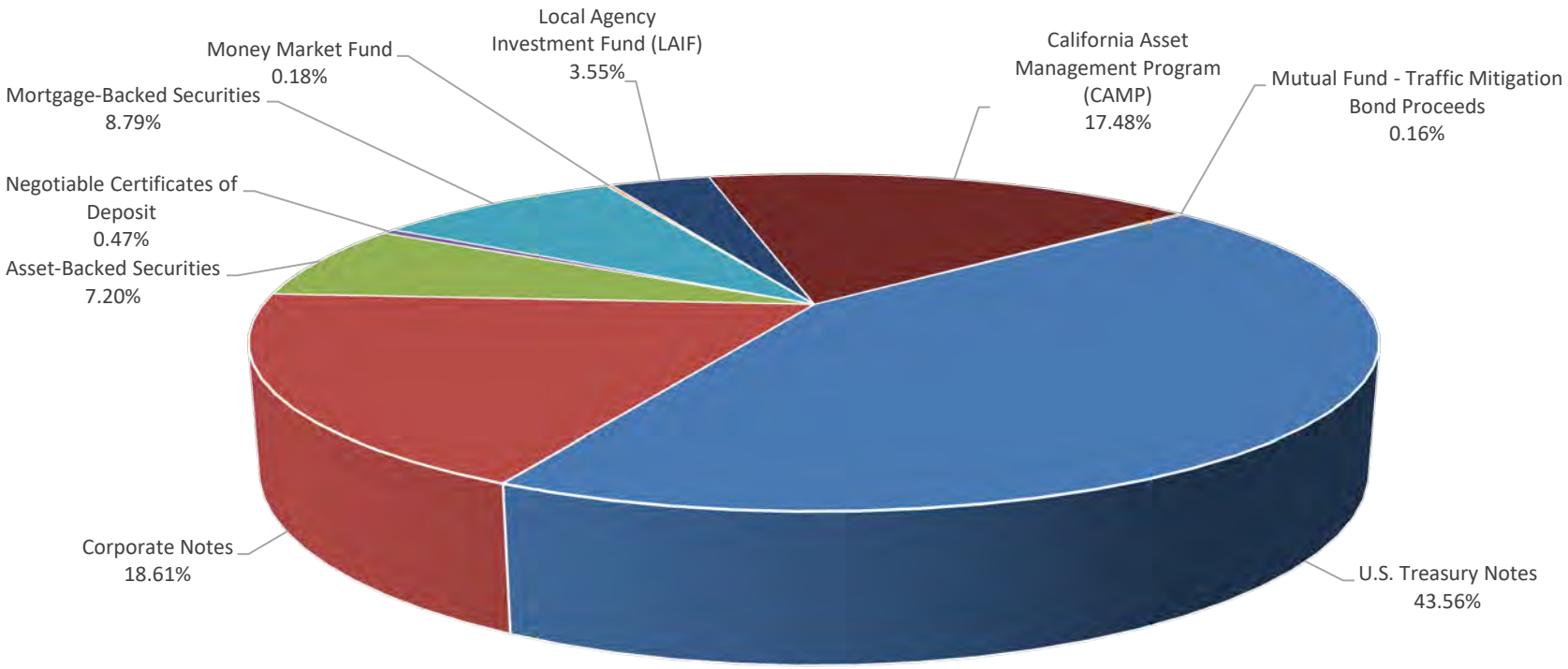
The February jobs report surprised to the downside, with payrolls declining by 92,000 and the unemployment rate rising to 4.4%. February's weak report reverses the strong January report, further complicating the Fed's path on interest rates. Jobless claims remain historically low and continue to suggest little layoffs.

U.S. real gross domestic product (GDP) for the fourth quarter of 2025 came in below expectations at 1.4%, with the Bureau of Economic Analysis estimating the government shutdown subtracted about a full percentage point from growth. Consumer spending and private investment remained resilient, signaling continued strength in private sector demand despite the headline miss.

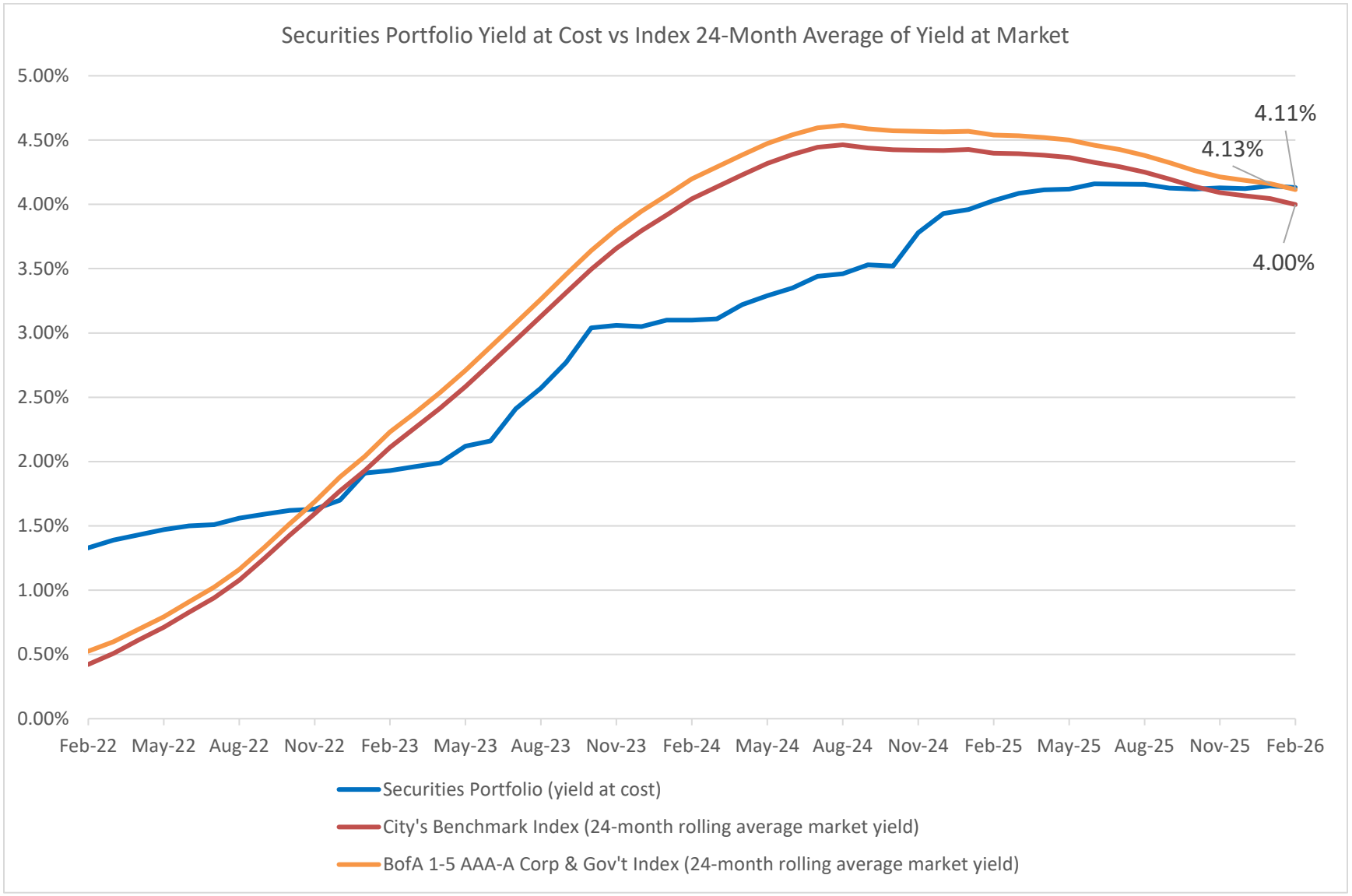
The yield on 3-month, 2-year, and 10-year U.S. Treasuries ended the month at 3.66%, 3.37%, and 3.94%, representing a decrease of -1 bps, -15 bps, and -30 bps, respectively.

The City's investment strategy for February 2026 was to invest funds not required to meet current obligations, in securities listed in the prevailing Investment Policy Statement, with maturities not to exceed five years from date of purchase. This strategy ensures safety of the City's funds, provides liquidity to meet the City's cash needs, and earns a reasonable portfolio return. PFM Asset Management LLC began actively managing the City's securities portfolio on September 1, 2020.

As of February 28, 2026, 43.56% of the City's portfolio consists of U.S. Treasury Notes, 18.61% consists of investment grade Corporate Notes, 17.48% consists of California Asset Management Program (CAMP), 8.79% consists of investment grade Mortgage-Backed Securities, 7.20% consists of investment grade Asset-Back Securities, 3.55% consists of Local Agency Investment Fund (LAIF), and 0.47% consists of Negotiable Certificates of Deposit. In addition, City bond proceeds are invested in separate funds and are not included in the calculation of the City's portfolio yield.



The City's securities portfolio is benchmarked against the ICE BAML 1-5 US Treasury Index.



The following table summarizes the investment yields other information of the City's investment portfolio components, along with comparable-maturity market indices. Also shown are the monthly interest income and aggregate year-to-date income.

	Current Month 2/28/2026
Investment Yield	
Liquidity Portfolio[1]	3.79%
LAIF average monthly yield	*3.87%*
Securities Portfolio[2]	4.13%
ICE BAML 1-5 US Treasury Index (24-month rolling average market yield)	*4.00%*
ICE BAML 1-5 AAA-A US Corporate & Government Index (24-month rolling average market yield)	*4.11%*
City Portfolio (Liquidity + Securities)	4.07%
Investment Total Return*	
Securities Portfolio	0.75%
ICE BAML 1-5 US Treasury Index	*0.79%*
ICE BAML 1-5 AAA-A US Corporate & Government Index	*0.78%*
Average Maturity of Investments (in years)	
Liquidity Portfolio[1]	0.09
Securities Portfolio[2]	3.04
City Portfolio (Liquidity + Securities)	2.40
ICE BAML 1-5 US Treasury Index	*2.73*
ICE BAML 1-5 AAA-A US Corporate & Government Index	*2.79*
Cash Interest Income Current Month[3]	$ 5,275,629
Cash Interest Income Fiscal Year-To-Date[3]	$ 38,584,944

1. Consists of CAMP Pool, LAIF, Dreyfus Traffic Mitigation Fund, & Principal Sweep Account
2. Core long term portfolio managed by PFM Asset Management
3. Cash basis

* Total rate of return including earnings, distributions, and capital appreciation/depreciation of all portfolio assets

CITY OF SANTA CLARA

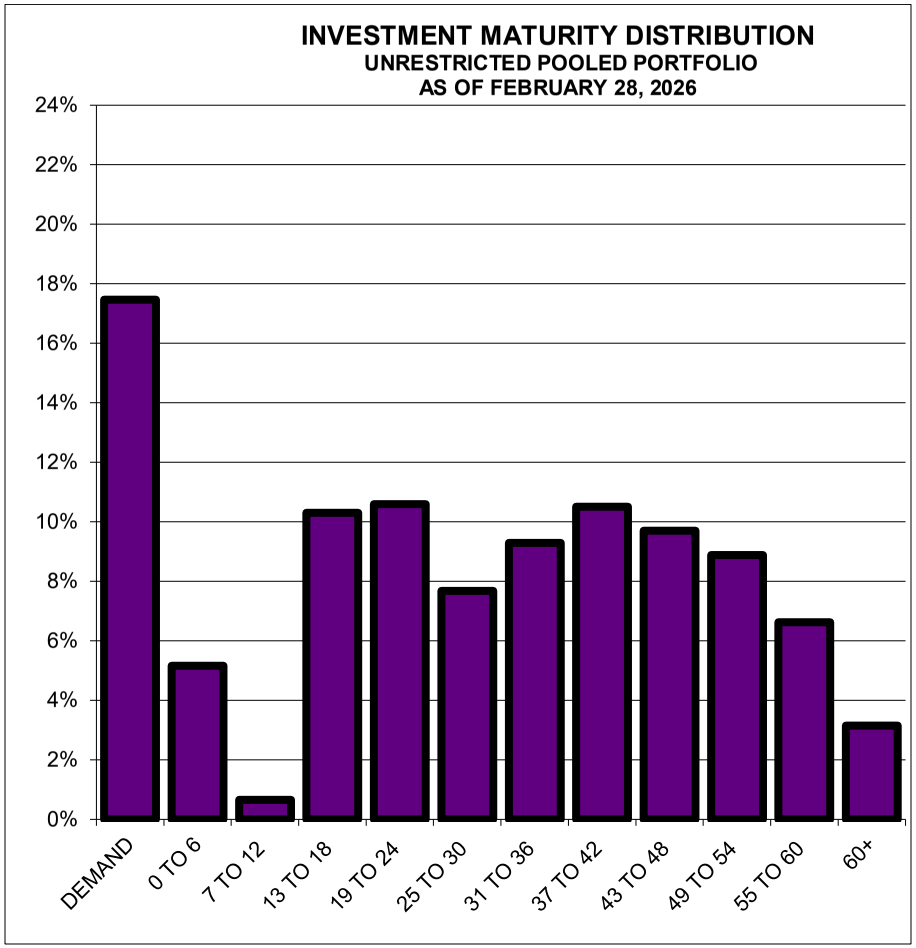
SUMMARY OF INVESTMENTS FEBRUARY 28, 2026

INVESTMENT TYPE	COST VALUE	% OF PORTFOLIO	PER INVESTMENT POLICY
U.S. Treasury Notes	691,386,680	43.56%	No Limit
Corporate Notes	295,315,028	18.61%	25%(1)
Asset-Backed Securities	114,324,379	7.20%	15%(1)
Negotiable Certificates of Deposit	7,500,000	0.47%	30%
Mortgage-Backed Securities	139,503,705	8.79%	15%
Money Market Fund	2,883,779	0.18%	10% Per Fund
Local Agency Investment Fund (LAIF)	56,414,735	3.55%	$75 M
California Asset Management Program (CAMP)	277,418,277	17.48%	No Limit
Mutual Fund - Traffic Mitigation Bond Proceeds	2,486,259	0.16%	10% Per Fund
TOTAL INVESTMENTS	$ 1,587,232,842	100.00%	

(1) *Combined Maximum Holdings cannot exceed 35% of portfolio dollars*

INVESTMENT MATURITY DISTRIBUTION
AS OF FEBRUARY 28, 2026
UNRESTRICTED POOLED PORTFOLIO

MATURITY (IN MONTHS)	COST VALUE	NUMBER OF INVESTMENTS	DISTRIBUTION
DEMAND (a)	$ 276,716,791 (a)	3	17.46%
0 TO 6	81,761,347	9	5.16%
7 TO 12	10,479,295	3	0.66%
13 TO 18	163,170,320	20	10.30%
19 TO 24	167,791,730	20	10.59%
25 TO 30	121,648,035	24	7.68%
31 TO 36	147,277,925	28	9.29%
37 TO 42	166,546,126	24	10.51%
43 TO 48	153,790,790	29	9.70%
49 TO 54	140,768,503	21	8.88%
55 TO 60	104,915,329	16	6.62%
60+	49,880,392	1	3.15%
TOTAL	$ 1,584,746,583	198	100.00%



Average Maturity of Unrestricted Pool: **2.40 Years**

(a) $20 million is earmarked for the City's Electric Utility power-trading.

City of Santa Clara Monthly Report

2/28/2026

Sector	Description	Issue Date	Coupon Rate	Maturity Date	CUSIP	Par Value	S&P Rating	Settle Date	Cost Value	YTM at Cost	Market Value	Unrealized G/L
U.S. Treasury	UNITED STATES TREASURY	4/15/2024	4.500%	4/15/2027	91282CKJ9	21,925,000.00	AA+	11/20/2024	22,050,041.02	4.25%	22,163,105.50	113,064.48
U.S. Treasury	UNITED STATES TREASURY	5/15/2017	2.375%	5/15/2027	912828X88	5,250,000.00	AA+	8/8/2022	5,102,753.91	3.01%	5,180,910.00	78,156.09
U.S. Treasury	UNITED STATES TREASURY	5/15/2024	4.500%	5/15/2027	91282CKR1	15,280,000.00	AA+	12/18/2024	15,373,112.50	4.23%	15,459,692.80	86,580.30
U.S. Treasury	UNITED STATES TREASURY	5/15/2024	4.500%	5/15/2027	91282CKR1	2,200,000.00	AA+	9/17/2024	2,257,492.19	3.46%	2,225,872.00	-31,620.19
U.S. Treasury	UNITED STATES TREASURY	6/17/2024	4.625%	6/15/2027	91282CKV2	27,665,000.00	AA+	9/27/2024	28,426,868.16	3.55%	28,062,822.70	-364,045.46
U.S. Treasury	UNITED STATES TREASURY	6/17/2024	4.625%	6/15/2027	91282CKV2	10,000,000.00	AA+	10/16/2024	10,188,671.88	3.87%	10,143,800.00	-44,871.88
U.S. Treasury	UNITED STATES TREASURY	6/17/2024	4.625%	6/15/2027	91282CKV2	5,020,000.00	AA+	10/22/2024	5,102,947.66	3.96%	5,092,187.60	-10,760.06
U.S. Treasury	UNITED STATES TREASURY	8/1/2022	2.750%	7/31/2027	91282CFB2	9,350,000.00	AA+	9/14/2022	8,996,818.36	3.60%	9,260,146.50	263,328.14
U.S. Treasury	UNITED STATES TREASURY	8/15/1997	6.375%	8/15/2027	912810FA1	9,390,000.00	AA+	10/5/2023	9,913,052.34	4.78%	9,779,872.80	-133,179.54
U.S. Treasury	UNITED STATES TREASURY	8/15/2017	2.250%	8/15/2027	9128282R0	4,540,000.00	AA+	9/6/2022	4,304,310.16	3.40%	4,463,228.60	158,918.44
U.S. Treasury	UNITED STATES TREASURY	9/30/2022	4.125%	9/30/2027	91282CFM8	7,495,000.00	AA+	10/11/2024	7,546,528.13	3.88%	7,574,671.85	28,143.72
U.S. Treasury	UNITED STATES TREASURY	9/30/2022	4.125%	9/30/2027	91282CFM8	3,785,000.00	AA+	11/3/2022	3,760,308.79	4.27%	3,825,234.55	64,925.76
U.S. Treasury	UNITED STATES TREASURY	10/31/2022	4.125%	10/31/2027	91282CFU0	42,865,000.00	AA+	3/6/2025	43,036,439.69	4.02%	43,345,516.65	309,076.96
U.S. Treasury	UNITED STATES TREASURY	10/31/2022	4.125%	10/31/2027	91282CFU0	16,115,000.00	AA+	9/17/2024	16,442,335.94	3.43%	16,295,649.15	-146,686.79
U.S. Treasury	UNITED STATES TREASURY	10/31/2022	4.125%	10/31/2027	91282CFU0	18,960,000.00	AA+	10/11/2024	19,088,128.13	3.89%	19,172,541.60	84,413.47
U.S. Treasury	UNITED STATES TREASURY	10/31/2022	4.125%	10/31/2027	91282CFU0	4,255,000.00	AA+	12/13/2022	4,309,517.19	3.83%	4,302,698.55	-6,818.64
U.S. Treasury	UNITED STATES TREASURY	10/31/2022	4.125%	10/31/2027	91282CFU0	4,750,000.00	AA+	1/31/2023	4,833,310.55	3.72%	4,803,247.50	-30,063.05
U.S. Treasury	UNITED STATES TREASURY	11/17/1997	6.125%	11/15/2027	912810FB9	3,100,000.00	AA+	7/24/2024	3,288,058.59	4.14%	3,237,795.00	-50,263.59
U.S. Treasury	UNITED STATES TREASURY	11/30/2022	3.875%	11/30/2027	91282CFZ9	7,130,000.00	AA+	9/5/2024	7,182,917.97	3.63%	7,185,114.90	2,196.93
U.S. Treasury	UNITED STATES TREASURY	1/3/2023	3.875%	12/31/2027	91282CGC9	7,325,000.00	AA+	2/8/2023	7,335,270.52	3.85%	7,385,358.00	50,087.48
U.S. Treasury	UNITED STATES TREASURY	1/3/2023	3.875%	12/31/2027	91282CGC9	4,850,000.00	AA+	2/2/2023	4,906,078.13	3.62%	4,889,964.00	-16,114.13
U.S. Treasury	UNITED STATES TREASURY	1/3/2023	3.875%	12/31/2027	91282CGC9	5,475,000.00	AA+	1/31/2023	5,518,415.04	3.70%	5,520,114.00	1,698.96
U.S. Treasury	UNITED STATES TREASURY	1/3/2023	3.875%	12/31/2027	91282CGC9	7,175,000.00	AA+	9/27/2024	7,247,030.27	3.54%	7,234,122.00	-12,908.27
U.S. Treasury	UNITED STATES TREASURY	1/31/2023	3.500%	1/31/2028	91282CGH8	855,000.00	AA+	5/16/2023	855,400.78	3.49%	856,633.05	1,232.27
U.S. Treasury	UNITED STATES TREASURY	2/28/2023	4.000%	2/29/2028	91282CGP0	8,080,000.00	AA+	1/26/2024	8,002,541.98	4.05%	8,173,081.60	170,539.62
U.S. Treasury	UNITED STATES TREASURY	2/28/2023	4.000%	2/29/2028	91282CGP0	2,450,000.00	AA+	3/7/2023	2,422,820.31	4.25%	2,478,224.00	55,403.69
U.S. Treasury	UNITED STATES TREASURY	2/28/2023	4.000%	2/29/2028	91282CGP0	5,215,000.00	AA+	10/11/2024	5,230,685.74	3.90%	5,275,076.80	44,391.06
U.S. Treasury	UNITED STATES TREASURY	2/28/2023	4.000%	2/29/2028	91282CGP0	7,360,000.00	AA+	5/16/2023	7,532,500.00	3.46%	7,444,787.20	-87,712.80
U.S. Treasury	UNITED STATES TREASURY	3/31/2023	3.625%	3/31/2028	91282CGT2	2,680,000.00	AA+	5/4/2023	2,691,241.91	3.42%	2,692,462.00	1,220.09
U.S. Treasury	UNITED STATES TREASURY	5/1/2023	3.500%	4/30/2028	91282CHA2	5,075,000.00	AA+	5/2/2023	5,042,488.28	3.64%	5,086,114.25	43,625.97
U.S. Treasury	UNITED STATES TREASURY	5/31/2023	3.625%	5/31/2028	91282CHE4	11,735,000.00	AA+	6/5/2023	11,695,577.73	3.70%	11,794,144.40	98,566.67
U.S. Treasury	UNITED STATES TREASURY	5/31/2023	3.625%	5/31/2028	91282CHE4	10,115,000.00	AA+	3/3/2025	10,002,391.60	3.99%	10,165,979.60	163,588.00
U.S. Treasury	UNITED STATES TREASURY	5/31/2023	3.625%	5/31/2028	91282CHE4	8,285,000.00	AA+	1/26/2024	8,149,074.22	4.04%	8,326,756.40	177,682.18
U.S. Treasury	UNITED STATES TREASURY	6/30/2023	4.000%	6/30/2028	91282CHK0	6,025,000.00	AA+	7/10/2023	5,934,570.68	4.36%	6,108,325.75	173,755.07
U.S. Treasury	UNITED STATES TREASURY	7/31/2023	4.125%	7/31/2028	91282CHQ7	4,950,000.00	AA+	8/2/2023	4,921,962.89	4.25%	5,035,090.50	113,127.61
U.S. Treasury	UNITED STATES TREASURY	8/31/2023	4.375%	8/31/2028	91282CHX2	2,900,000.00	AA+	1/26/2024	2,936,527.61	4.03%	2,967,976.00	31,448.39
U.S. Treasury	UNITED STATES TREASURY	10/31/2023	4.875%	10/31/2028	91282CJF9	5,900,000.00	AA+	1/4/2024	6,140,839.84	3.94%	6,120,778.00	-20,061.84
U.S. Treasury	UNITED STATES TREASURY	10/31/2023	4.875%	10/31/2028	91282CJF9	5,160,000.00	AA+	1/8/2024	5,355,717.19	4.00%	5,353,087.20	-2,629.99
U.S. Treasury	UNITED STATES TREASURY	11/16/1998	5.250%	11/15/2028	912810FF0	11,160,000.00	AA+	9/17/2024	11,969,100.00	3.37%	11,696,684.40	-272,415.60
U.S. Treasury	UNITED STATES TREASURY	11/15/2018	3.125%	11/15/2028	9128285M8	1,460,000.00	AA+	1/22/2026	1,440,039.06	3.64%	1,450,130.40	10,091.34
U.S. Treasury	UNITED STATES TREASURY	11/30/2023	4.375%	11/30/2028	91282CJN2	8,025,000.00	AA+	1/26/2024	8,150,704.10	4.01%	8,229,717.75	79,013.65
U.S. Treasury	UNITED STATES TREASURY	1/2/2024	3.750%	12/31/2028	91282CJR3	14,470,000.00	AA+	1/19/2024	14,314,571.22	4.02%	14,609,635.50	295,064.28
U.S. Treasury	UNITED STATES TREASURY	1/31/2024	4.000%	1/31/2029	91282CJW2	5,030,000.00	AA+	2/14/2024	4,947,694.34	4.28%	5,114,101.60	166,407.26
U.S. Treasury	UNITED STATES TREASURY	1/31/2024	4.000%	1/31/2029	91282CJW2	1,450,000.00	AA+	2/13/2024	1,442,693.36	4.11%	1,474,244.00	31,550.64
U.S. Treasury	UNITED STATES TREASURY	1/31/2024	4.000%	1/31/2029	91282CJW2	4,735,000.00	AA+	9/5/2024	4,814,348.24	3.58%	4,814,169.20	-179.04
U.S. Treasury	UNITED STATES TREASURY	2/16/1999	5.250%	2/15/2029	912810FG8	8,610,000.00	AA+	7/24/2024	9,040,500.00	4.04%	9,077,178.60	36,678.60
U.S. Treasury	UNITED STATES TREASURY	2/29/2024	4.250%	2/28/2029	91282CKD2	4,375,000.00	AA+	9/27/2024	4,498,046.88	3.56%	4,480,437.50	-17,609.38
U.S. Treasury	UNITED STATES TREASURY	2/29/2024	4.250%	2/28/2029	91282CKD2	2,850,000.00	AA+	3/7/2024	2,867,923.83	4.11%	2,918,685.00	50,761.17
U.S. Treasury	UNITED STATES TREASURY	4/1/2024	4.125%	3/31/2029	91282CKG5	10,050,000.00	AA+	4/11/2024	9,938,900.39	4.37%	10,261,251.00	322,350.61
U.S. Treasury	UNITED STATES TREASURY	4/30/2024	4.625%	4/30/2029	91282CKP5	16,425,000.00	AA+	4/30/2024	16,412,167.97	4.64%	17,018,435.25	606,267.28
U.S. Treasury	UNITED STATES TREASURY	4/30/2024	4.625%	4/30/2029	91282CKP5	5,625,000.00	AA+	8/2/2024	5,809,570.31	3.86%	5,828,231.25	18,660.94
U.S. Treasury	UNITED STATES TREASURY	5/31/2024	4.500%	5/31/2029	91282CKT7	4,950,000.00	AA+	6/7/2024	4,993,892.58	4.30%	5,113,993.50	120,100.92
U.S. Treasury	UNITED STATES TREASURY	7/1/2024	4.250%	6/30/2029	91282CKX8	24,360,000.00	AA+	9/5/2024	25,072,406.07	3.58%	24,992,872.80	-79,533.27
U.S. Treasury	UNITED STATES TREASURY	7/1/2024	4.250%	6/30/2029	91282CKX8	1,100,000.00	AA+	8/15/2024	1,128,316.41	3.67%	1,128,578.00	261.59

City of Santa Clara Monthly Report

2/28/2026

Sector	Description	Issue Date	Coupon Rate	Maturity Date	CUSIP	Par Value	S&P Rating	Settle Date	Cost Value	YTM at Cost	Market Value	Unrealized G/L
U.S. Treasury	UNITED STATES TREASURY	7/1/2024	4.250%	6/30/2029	91282CKX8	16,955,000.00	AA+	7/3/2024	16,858,965.82	4.38%	17,395,490.90	536,525.08
U.S. Treasury	UNITED STATES TREASURY	7/1/2024	4.250%	6/30/2029	91282CKX8	7,590,000.00	AA+	7/3/2024	7,538,411.72	4.40%	7,787,188.20	248,776.48
U.S. Treasury	UNITED STATES TREASURY	7/31/2024	4.000%	7/31/2029	91282CLC3	9,575,000.00	AA+	9/17/2024	9,819,237.30	3.43%	9,752,329.00	-66,908.30
U.S. Treasury	UNITED STATES TREASURY	8/31/2022	3.125%	8/31/2029	91282CFJ5	10,650,000.00	AA+	9/27/2024	10,429,095.70	3.59%	10,542,648.00	113,552.30
U.S. Treasury	UNITED STATES TREASURY	9/3/2024	3.625%	8/31/2029	91282CLK5	12,700,000.00	AA+	9/5/2024	12,736,214.84	3.56%	12,779,375.00	43,160.16
U.S. Treasury	UNITED STATES TREASURY	9/3/2024	3.625%	8/31/2029	91282CLK5	1,870,000.00	AA+	9/3/2024	1,864,156.25	3.69%	1,881,687.50	17,531.25
U.S. Treasury	UNITED STATES TREASURY	9/30/2024	3.500%	9/30/2029	91282CLN9	5,575,000.00	AA+	10/10/2024	5,481,792.97	3.87%	5,586,986.25	105,193.28
U.S. Treasury	UNITED STATES TREASURY	9/30/2024	3.500%	9/30/2029	91282CLN9	5,185,000.00	AA+	10/8/2024	5,101,756.45	3.86%	5,196,147.75	94,391.30
U.S. Treasury	UNITED STATES TREASURY	10/31/2024	4.125%	10/31/2029	91282CLR0	3,175,000.00	AA+	10/31/2024	3,172,395.51	4.14%	3,248,914.00	76,518.49
U.S. Treasury	UNITED STATES TREASURY	10/31/2024	4.125%	10/31/2029	91282CLR0	1,140,000.00	AA+	11/15/2024	1,131,539.06	4.29%	1,166,539.20	35,000.14
U.S. Treasury	UNITED STATES TREASURY	12/2/2024	4.125%	11/30/2029	91282CMA6	5,200,000.00	AA+	12/13/2024	5,202,893.00	4.22%	5,322,512.00	119,619.00
U.S. Treasury	UNITED STATES TREASURY	12/2/2024	4.125%	11/30/2029	91282CMA6	2,700,000.00	AA+	12/31/2024	2,672,472.66	4.36%	2,763,612.00	91,139.34
U.S. Treasury	UNITED STATES TREASURY	12/2/2024	4.125%	11/30/2029	91282CMA6	4,950,000.00	AA+	12/6/2024	4,958,894.53	4.08%	5,066,622.00	107,727.47
U.S. Treasury	UNITED STATES TREASURY	1/31/2025	4.250%	1/31/2030	91282CMG3	5,100,000.00	AA+	2/5/2025	5,081,200.85	4.33%	5,246,625.00	165,424.15
U.S. Treasury	UNITED STATES TREASURY	1/31/2025	4.250%	1/31/2030	91282CMG3	10,000.00	AA+	1/31/2025	9,970.70	4.32%	10,287.50	316.80
U.S. Treasury	UNITED STATES TREASURY	1/31/2025	4.250%	1/31/2030	91282CMG3	1,115,000.00	AA+	2/6/2025	1,115,261.33	4.24%	1,147,056.25	31,794.92
U.S. Treasury	UNITED STATES TREASURY	2/28/2023	4.000%	2/28/2030	91282CGQ8	6,085,000.00	AA+	3/6/2025	6,054,099.61	4.11%	6,205,300.45	151,200.84
U.S. Treasury	UNITED STATES TREASURY	5/31/2023	3.750%	5/31/2030	91282CHF1	3,945,000.00	AA+	6/5/2025	3,900,310.55	4.00%	3,986,146.35	85,835.80
U.S. Treasury	UNITED STATES TREASURY	7/31/2025	3.875%	7/31/2030	91282CNN7	5,325,000.00	AA+	8/28/2025	5,362,441.41	3.72%	5,408,602.50	46,161.09
U.S. Treasury	UNITED STATES TREASURY	7/31/2025	3.875%	7/31/2030	91282CNN7	4,250,000.00	AA+	8/20/2025	4,260,458.98	3.82%	4,316,725.00	56,266.02
U.S. Treasury	UNITED STATES TREASURY	9/2/2025	3.625%	8/31/2030	91282CNX5	20,815,000.00	AA+	9/3/2025	20,696,509.15	3.74%	20,923,238.00	226,728.85
U.S. Treasury	UNITED STATES TREASURY	9/2/2025	3.625%	8/31/2030	91282CNX5	3,610,000.00	AA+	9/11/2025	3,616,909.77	3.58%	3,628,772.00	11,862.23
U.S. Treasury	UNITED STATES TREASURY	9/30/2025	3.625%	9/30/2030	91282CPA3	6,050,000.00	AA+	10/31/2025	6,029,047.54	3.71%	6,080,976.00	51,928.46
U.S. Treasury	UNITED STATES TREASURY	9/30/2025	3.625%	9/30/2030	91282CPA3	1,500,000.00	AA+	10/2/2025	1,495,781.25	3.69%	1,507,680.00	11,898.75
U.S. Treasury	UNITED STATES TREASURY	10/31/2023	4.875%	10/31/2030	91282CJG7	7,250,000.00	AA+	11/20/2025	7,631,474.61	3.70%	7,672,530.00	41,055.39
U.S. Treasury	UNITED STATES TREASURY	12/1/2025	3.500%	11/30/2030	91282CPN5	10,000,000.00	AA+	12/5/2025	9,942,968.75	3.63%	9,994,500.00	51,531.25
U.S. Treasury	UNITED STATES TREASURY	12/31/2025	3.625%	12/31/2030	91282CPR6	6,770,000.00	AA+	1/5/2026	6,740,971.15	3.73%	6,801,209.70	60,238.55
U.S. Treasury	UNITED STATES TREASURY	12/31/2025	3.625%	12/31/2030	91282CPR6	155,000.00	AA+	12/31/2025	154,467.19	3.70%	155,714.55	1,247.36
U.S. Treasury	UNITED STATES TREASURY	2/2/2026	3.750%	1/31/2031	91282CPW5	12,525,000.00	AA+	2/5/2026	12,480,966.80	3.83%	12,652,254.00	171,287.20
U.S. Treasury	UNITED STATES TREASURY	12/1/2025	3.750%	11/30/2032	91282CPM7	50,430,000.00	AA+	12/23/2025	49,880,391.80	3.93%	50,566,161.00	685,769.20
	U.S. Treasury Bond / Note				**Subtotal**	687,560,000.00			691,386,679.89		697,484,358.85	6,097,678.96
Federal Agency Commercial Mortgage-Backed Security	FANNIE MAE-ACES	7/1/2023	4.181%	7/1/2028	3136BQDE6	8,020,351.82	AA+	11/30/2023	7,709,249.68	5.14%	8,096,384.80	387,135.12
Federal Agency Commercial Mortgage-Backed Security	FANNIE MAE-ACES	7/1/2023	4.181%	7/1/2028	3136BQDE6	6,966,248.49	AA+	7/31/2023	6,848,148.81	4.58%	7,032,288.48	184,139.67
Federal Agency Commercial Mortgage-Backed Security	FHLMC MULTIFAMILY STRUCTURED PASS THROU	1/1/2017	3.347%	11/1/2026	3137BTUM1	5,079,440.30	AA+	5/24/2023	4,923,088.80	4.29%	5,055,566.93	132,478.13
Federal Agency Commercial Mortgage-Backed Security	FHLMC MULTIFAMILY STRUCTURED PASS THROU	5/1/2017	3.224%	3/1/2027	3137BXQY1	8,000,000.00	AA+	8/18/2023	7,546,250.00	4.94%	7,952,080.00	405,830.00
Federal Agency Commercial Mortgage-Backed Security	FHLMC MULTIFAMILY STRUCTURED PASS THROU	7/1/2017	3.243%	4/1/2027	3137F1G44	4,545,000.00	AA+	8/18/2023	4,285,260.35	4.93%	4,516,684.65	231,424.30
Federal Agency Commercial Mortgage-Backed Security	FHLMC MULTIFAMILY STRUCTURED PASS THROU	8/1/2017	3.117%	6/1/2027	3137F2LJ3	6,525,000.00	AA+	8/22/2023	6,101,894.53	4.97%	6,473,974.50	372,079.97
Federal Agency Commercial Mortgage-Backed Security	FHLMC MULTIFAMILY STRUCTURED PASS THROU	7/1/2023	4.819%	6/1/2028	3137HACX2	7,500,000.00	AA+	7/20/2023	7,574,910.00	4.59%	7,659,525.00	84,615.00
Federal Agency Commercial Mortgage-Backed Security	FHLMC MULTIFAMILY STRUCTURED PASS THROU	7/1/2023	4.777%	6/1/2028	3137HAD45	5,958,524.65	AA+	7/27/2023	5,958,375.71	4.78%	6,006,192.85	47,817.14
Federal Agency Commercial Mortgage-Backed Security	FHLMC MULTIFAMILY STRUCTURED PASS THROU	10/1/2023	4.740%	8/1/2028	3137HAQ74	5,750,000.00	AA+	10/19/2023	5,623,868.00	5.25%	5,874,890.00	251,022.00
Federal Agency Commercial Mortgage-Backed Security	FHLMC MULTIFAMILY STRUCTURED PASS THROU	2/1/2025	4.850%	1/1/2030	3137HJZY6	9,019,000.00	AA+	2/27/2025	9,076,532.20	4.70%	9,357,843.83	281,311.63
Federal Agency Commercial Mortgage-Backed Security	FHLMC MULTIFAMILY STRUCTURED PASS THROU	4/1/2025	4.478%	1/1/2030	3137HKQC1	10,570,000.00	AA+	4/10/2025	10,643,049.27	4.32%	10,832,453.10	189,403.83
Federal Agency Commercial Mortgage-Backed Security	FHLMC MULTIFAMILY STRUCTURED PASS THROU	4/1/2025	4.410%	1/1/2030	3137HKXJ8	4,010,000.00	AA+	4/24/2025	4,009,859.65	4.41%	4,099,864.10	90,004.45

City of Santa Clara Monthly Report

2/28/2026

Sector	Description	Issue Date	Coupon Rate	Maturity Date	CUSIP	Par Value	S&P Rating	Settle Date	Cost Value	YTM at Cost	Market Value	Unrealized G/L
Federal Agency Commercial Mortgage-Backed Security	FHLMC MULTIFAMILY STRUCTURED PASS THROU	3/1/2025	4.430%	2/1/2030	3137HKPF5	5,960,000.00	AA+	3/20/2025	5,959,934.44	4.43%	6,099,940.80	140,006.36
Federal Agency Commercial Mortgage-Backed Security	FHLMC MULTIFAMILY STRUCTURED PASS THROU	5/1/2025	4.513%	2/1/2030	3137HLJA1	4,285,000.00	AA+	5/29/2025	4,284,880.02	4.51%	4,396,709.95	111,829.93
Federal Agency Commercial Mortgage-Backed Security	FHLMC MULTIFAMILY STRUCTURED PASS THROU	6/1/2025	4.348%	2/1/2030	3137HLXV9	11,370,000.00	AA+	6/12/2025	11,369,590.68	4.35%	11,600,924.70	231,334.02
Federal Agency Commercial Mortgage-Backed Security	FHLMC MULTIFAMILY STRUCTURED PASS THROU	9/1/2025	4.361%	5/1/2030	3137HN4R6	7,245,000.00	AA+	9/18/2025	7,353,573.57	4.01%	7,401,274.65	47,701.08
Federal Agency Commercial Mortgage-Backed Security	FHLMC MULTIFAMILY STRUCTURED PASS THROU	9/1/2025	4.421%	5/1/2030	3137HN6B9	6,945,000.00	AA+	9/29/2025	7,048,959.71	4.06%	7,107,304.65	58,344.94
Federal Agency Commercial Mortgage-Backed Security	FHLMC MULTIFAMILY STRUCTURED PASS THROU	7/1/2025	4.329%	6/1/2030	3137HMC65	11,192,000.00	AA+	7/17/2025	11,191,787.35	4.33%	11,423,002.88	231,215.53
Federal Agency Commercial Mortgage-Backed Security	FHLMC MULTIFAMILY STRUCTURED PASS THROU	2/1/2026	3.948%	1/1/2031	3137HQDM0	12,000,000.00	AA+	2/26/2026	11,994,492.00	3.96%	12,069,000.00	74,508.00
	Federal Agency Commercial Mortgage-Backed Security				**Subtotal**	140,940,565.26			139,503,704.77		143,055,905.87	3,552,201.10
Corporate Note	ADOBE INC	4/4/2024	4.800%	4/4/2029	00724PAF6	1,635,000.00	A+	4/4/2024	1,632,563.85	4.83%	1,678,654.50	46,090.65
Corporate Note	ADOBE INC	4/4/2024	4.800%	4/4/2029	00724PAF6	1,340,000.00	A+	4/4/2024	1,337,762.20	4.84%	1,375,778.00	38,015.80
Corporate Note	ADOBE INC	2/3/2020	2.300%	2/1/2030	00724PAD1	8,900,000.00	A+	2/6/2026	8,310,731.00	4.12%	8,339,122.00	28,391.00
Corporate Note	ALPHABET INC	8/9/2016	1.998%	8/15/2026	02079KAC1	5,740,000.00	AA+	1/30/2023	5,354,386.80	4.05%	5,692,989.40	338,602.60
Corporate Note	ALPHABET INC	2/13/2026	3.700%	2/15/2029	02079KBJ5	4,570,000.00	AA+	2/13/2026	4,565,338.60	3.74%	4,574,432.90	9,094.30
Corporate Note	ALPHABET INC	2/13/2026	3.700%	2/15/2029	02079KBJ5	710,000.00	AA+	2/13/2026	707,422.70	3.83%	710,688.70	3,266.00
Corporate Note	ALPHABET INC	2/13/2026	3.700%	2/15/2029	02079KBJ5	760,000.00	AA+	2/13/2026	759,247.60	3.74%	760,737.20	1,489.60
Corporate Note	ALPHABET INC	2/13/2026	3.700%	2/15/2029	02079KBJ5	760,000.00	AA+	2/13/2026	759,186.80	3.74%	760,737.20	1,550.40
Corporate Note	ALPHABET INC	11/6/2025	4.100%	11/15/2030	02079KAW7	5,725,000.00	AA+	11/17/2025	5,734,331.75	4.06%	5,776,925.75	42,594.00
Corporate Note	AMAZON.COM INC	4/13/2022	3.300%	4/13/2027	023135CF1	6,715,000.00	AA	4/25/2022	6,672,964.10	3.44%	6,692,034.70	19,070.60
Corporate Note	AMAZON.COM INC	11/20/2025	4.100%	11/20/2030	023135CT1	11,500,000.00	AA	11/20/2025	11,487,695.00	4.12%	11,584,525.00	96,830.00
Corporate Note	ASTRAZENECA FINANCE LLC	2/26/2024	4.850%	2/26/2029	04636NAL7	8,500,000.00	A+	6/27/2025	8,689,040.00	4.19%	8,758,230.00	69,190.00
Corporate Note	BANK OF NY MELLON CORP	4/22/2025	4.729%	4/20/2029	06405LAH4	8,000,000.00	AA-	4/28/2025	8,093,600.00	4.40%	8,136,480.00	42,880.00
Corporate Note	BANK OF NY MELLON CORP	1/22/2026	4.026%	1/22/2030	06406RCG0	7,945,000.00	A	1/28/2026	7,931,016.80	4.07%	7,958,188.70	27,171.90
Corporate Note	BANK OF NY MELLON CORP	1/22/2026	4.026%	1/22/2030	06406RCG0	1,085,000.00	A	1/22/2026	1,085,000.00	4.03%	1,086,801.10	1,801.10
Corporate Note	BLACKROCK INC	3/28/2017	3.200%	3/15/2027	09247XAN1	4,140,000.00	AA-	5/18/2022	4,086,055.80	3.50%	4,120,831.80	34,776.00
Corporate Note	BLACKROCK INC	3/28/2017	3.200%	3/15/2027	09247XAN1	4,140,000.00	AA-	5/18/2022	4,085,352.00	3.50%	4,120,831.80	35,479.80
Corporate Note	BLACKROCK INC	3/14/2024	4.700%	3/14/2029	09290DAA9	2,924,000.00	AA-	4/11/2024	2,911,222.12	4.80%	3,001,193.60	89,971.48
Corporate Note	BLACKROCK INC	3/14/2024	4.700%	3/14/2029	09290DAA9	350,000.00	AA-	3/14/2024	349,366.50	4.74%	359,240.00	9,873.50
Corporate Note	BOFA SECURITIES INC.	8/18/2023	5.526%	8/18/2026	06428CAA2	4,000,000.00	A+	8/18/2023	3,998,360.00	5.54%	4,024,520.00	26,160.00
Corporate Note	BOFA SECURITIES INC.	4/22/2021	1.734%	7/22/2027	06051GJS9	1,420,000.00	A-	8/10/2022	1,281,251.80	3.92%	1,407,248.40	125,996.60
Corporate Note	BOFA SECURITIES INC.	1/24/2025	4.979%	1/24/2029	06051GMK2	4,980,000.00	A-	4/2/2025	5,035,178.40	4.66%	5,068,992.60	33,814.20
Corporate Note	CATERPILLAR FINL SERVICE	1/8/2026	4.150%	1/8/2031	14913UBH2	1,235,000.00	A	1/8/2026	1,234,555.40	4.16%	1,245,188.75	10,633.35
Corporate Note	CISCO SYSTEMS INC	2/24/2025	4.750%	2/24/2030	17275RBX9	10,000,000.00	AA-	4/22/2025	10,124,500.00	4.46%	10,313,400.00	188,900.00
Corporate Note	CISCO SYSTEMS INC	2/24/2025	4.750%	2/24/2030	17275RBX9	6,800,000.00	AA-	4/30/2025	6,955,924.00	4.22%	7,013,112.00	57,188.00
Corporate Note	CITIGROUP GLOBAL MARKETS	9/29/2023	5.803%	9/29/2028	17325FBB3	11,225,000.00	A+	9/29/2023	11,225,000.00	5.80%	11,756,167.00	531,167.00
Corporate Note	ELI LILLY & COMPANY	2/12/2025	4.550%	2/12/2028	532457CU0	6,500,000.00	A+	6/27/2025	6,578,910.00	4.06%	6,607,315.00	28,405.00
Corporate Note	ELI LILLY & COMPANY	8/14/2024	4.200%	8/14/2029	532457CQ9	1,555,000.00	A+	8/14/2024	1,557,643.50	4.16%	1,576,412.35	18,768.85
Corporate Note	ELI LILLY & COMPANY	8/14/2024	4.200%	8/14/2029	532457CQ9	445,000.00	A+	8/14/2024	444,025.45	4.25%	451,127.65	7,102.20
Corporate Note	GOLDMAN SACHS BANK USA	5/21/2024	5.414%	5/21/2027	38151LAG5	8,750,000.00	A+	5/22/2025	8,805,037.50	5.08%	8,776,512.50	-28,525.00
Corporate Note	HOME DEPOT INC/THE	9/15/2025	3.950%	9/15/2030	437076DJ8	1,885,000.00	A	9/15/2025	1,878,232.85	4.03%	1,893,199.75	14,966.90
Corporate Note	JOHN DEERE CAPITAL CORP	6/17/2021	1.050%	6/17/2026	24422EVR7	5,000,000.00	A	12/8/2021	4,908,600.00	1.47%	4,959,050.00	50,450.00
Corporate Note	JOHN DEERE CAPITAL CORP	7/14/2023	4.950%	7/14/2028	24422EXB0	2,800,000.00	A	6/25/2025	2,868,544.00	4.09%	2,879,044.00	10,500.00
Corporate Note	JOHN DEERE CAPITAL CORP	7/14/2023	4.950%	7/14/2028	24422EXB0	505,000.00	A	7/14/2023	504,247.55	4.98%	519,256.15	15,008.60
Corporate Note	JOHN DEERE CAPITAL CORP	7/14/2023	4.950%	7/14/2028	24422EXB0	605,000.00	A	7/18/2023	610,874.55	4.73%	622,079.15	11,204.60
Corporate Note	JOHNSON & JOHNSON	2/20/2025	4.500%	3/1/2027	478160DG6	4,850,000.00	AAA	3/13/2025	4,879,439.50	4.17%	4,897,190.50	17,751.00
Corporate Note	JPMORGAN CHASE FINANCIAL CO LLC	4/22/2021	1.578%	4/22/2027	46647PCB0	4,100,000.00	A	8/10/2022	3,710,746.00	3.80%	4,085,773.00	375,027.00

City of Santa Clara Monthly Report

2/28/2026

Sector	Description	Issue Date	Coupon Rate	Maturity Date	CUSIP	Par Value	S&P Rating	Settle Date	Cost Value	YTM at Cost	Market Value	Unrealized G/L
Corporate Note	JPMORGAN CHASE FINANCIAL CO LLC	2/24/2022	2.947%	2/24/2028	46647PCW4	2,925,000.00	A	9/18/2023	2,674,532.25	5.13%	2,895,457.50	220,925.25
Corporate Note	JPMORGAN CHASE FINANCIAL CO LLC	4/22/2024	5.571%	4/22/2028	46647PEE2	5,000,000.00	A	8/9/2024	5,103,350.00	4.95%	5,089,650.00	-13,700.00
Corporate Note	JPMORGAN CHASE FINANCIAL CO LLC	1/24/2025	4.915%	1/24/2029	46647PEU6	2,825,000.00	A	3/13/2025	2,841,921.75	4.74%	2,876,584.50	34,662.75
Corporate Note	JPMORGAN CHASE FINANCIAL CO LLC	4/22/2024	5.581%	4/22/2030	46647PEG7	2,750,000.00	A	4/28/2025	2,835,552.50	4.87%	2,872,127.50	36,575.00
Corporate Note	KENVUE INC	10/17/2023	5.050%	3/22/2028	49177JAF9	6,250,000.00	A	6/30/2025	6,397,562.50	4.12%	6,399,500.00	1,937.50
Corporate Note	MASTERCARD INC	5/31/2019	2.950%	6/1/2029	57636QAM6	7,500,000.00	A+	6/27/2024	6,889,875.00	4.82%	7,310,475.00	420,600.00
Corporate Note	META PLATFORMS INC	8/9/2024	4.300%	8/15/2029	30303M8S4	5,370,000.00	AA-	8/14/2024	5,385,895.20	4.23%	5,456,510.70	70,615.50
Corporate Note	MORGAN STANLEY BANK NA	5/30/2024	5.504%	5/26/2028	61690U8B9	6,105,000.00	A+	5/31/2024	6,117,881.55	5.45%	6,214,523.70	96,642.15
Corporate Note	MORGAN STANLEY BANK NA	5/30/2024	5.504%	5/26/2028	61690U8B9	3,145,000.00	A+	5/30/2024	3,145,000.00	5.50%	3,201,421.30	56,421.30
Corporate Note	MORGAN STANLEY BANK NA	2/2/2026	4.213%	2/8/2030	61776NU43	5,000,000.00	A+	2/5/2026	5,001,750.00	4.20%	5,023,800.00	22,050.00
Corporate Note	MORGAN STANLEY BANK NA	2/2/2026	4.213%	2/8/2030	61776NU43	3,650,000.00	A+	2/3/2026	3,649,854.00	4.21%	3,667,374.00	17,520.00
Corporate Note	NATIONAL RURAL UTILITIES COOPERATIVE FI	8/25/2025	4.150%	8/25/2028	63743HFZ0	4,380,000.00	NR	8/25/2025	4,375,094.40	4.19%	4,410,703.80	35,609.40
Corporate Note	NATIONAL SECS CLEARING	5/20/2025	4.700%	5/20/2030	637639AQ8	10,000,000.00	AA+	6/27/2025	10,167,800.00	4.32%	10,291,800.00	124,000.00
Corporate Note	NATIONAL SECS CLEARING	5/20/2025	4.700%	5/20/2030	637639AQ8	6,825,000.00	AA+	6/27/2025	6,937,134.75	4.32%	7,024,153.50	87,018.75
Corporate Note	NOVARTIS FINANCE CORPORATION	11/5/2025	4.100%	11/5/2030	66989HAY4	15,630,000.00	AA-	11/5/2025	15,583,110.00	4.17%	15,733,001.70	149,891.70
Corporate Note	PACCAR FINANCIAL CORP	1/31/2024	4.600%	1/31/2029	69371RS80	7,000,000.00	A+	7/30/2024	6,996,080.00	4.61%	7,180,810.00	184,730.00
Corporate Note	PEPSICO INC	7/17/2024	4.500%	7/17/2029	713448FX1	4,380,000.00	A+	7/17/2024	4,373,211.00	4.53%	4,482,623.40	109,412.40
Corporate Note	PEPSICO INC	2/7/2025	4.600%	2/7/2030	713448GB8	2,380,000.00	A+	2/7/2025	2,376,001.60	4.64%	2,447,139.80	71,138.20
Corporate Note	STATE STREET BANK & TR	2/28/2025	4.729%	2/28/2030	857477CW1	9,240,000.00	A	2/28/2025	9,251,365.20	4.70%	9,497,611.20	246,246.00
Corporate Note	TARGET CORP	1/24/2022	1.950%	1/15/2027	87612EBM7	4,595,000.00	A	2/1/2022	4,567,889.50	2.08%	4,525,569.55	-42,319.95
Corporate Note	TARGET CORP	1/24/2022	1.950%	1/15/2027	87612EBM7	990,000.00	A	1/24/2022	988,317.00	1.99%	975,041.10	-13,275.90
Corporate Note	TOYOTA MOTOR CREDIT CORP	9/11/2023	5.250%	9/11/2028	89236TLB9	5,600,000.00	A+	9/11/2023	5,590,256.00	5.29%	5,801,768.00	211,512.00
Corporate Note	TOYOTA MOTOR CREDIT CORP	1/12/2026	4.200%	1/10/2031	89236TPH2	3,645,000.00	A+	1/12/2026	3,643,870.05	4.21%	3,672,228.15	28,358.10
Corporate Note	WALMART INC.	4/28/2025	4.350%	4/28/2030	931142FN8	6,000,000.00	AA	5/2/2025	6,053,940.00	4.15%	6,128,580.00	74,640.00
Corporate Note	WALMART INC.	4/28/2025	4.350%	4/28/2030	931142FN8	3,220,000.00	AA	4/28/2025	3,214,429.40	4.39%	3,289,004.60	74,575.20
	Corporate Note				**Subtotal**	296,499,000.00			295,315,027.77		300,051,470.15	4,736,442.38
Asset-Backed Security	AMERICAN EXPRESS CREDIT ACCOUNT MASTER	9/19/2023	5.230%	9/15/2028	02582JKD1	6,170,000.00	AAA	9/19/2023	6,169,724.20	5.23%	6,218,557.90	48,833.70
Asset-Backed Security	AMERICAN EXPRESS CREDIT ACCOUNT MASTER	7/22/2025	4.300%	7/15/2030	02582JKV1	6,515,000.00	AAA	7/22/2025	6,514,061.19	4.30%	6,613,637.10	99,575.91
Asset-Backed Security	BA CREDIT CARD TRUST	12/14/2023	4.980%	11/15/2028	05522RDH8	3,045,000.00	NR	12/14/2023	3,044,591.06	4.98%	3,070,973.85	26,382.79
Asset-Backed Security	BA CREDIT CARD TRUST	6/12/2025	4.310%	5/15/2030	05522RDK1	5,250,000.00	AAA	6/12/2025	5,249,980.05	4.31%	5,329,065.00	79,084.95
Asset-Backed Security	BOFA AUTO TRUST 2024-1	11/21/2023	5.740%	6/15/2028	06054YAC1	3,564,639.40	NR	11/21/2023	3,564,574.88	5.74%	3,601,355.19	36,780.31
Asset-Backed Security	CAPITAL ONE MULTI-ASSET EXECUTION TRUST	9/16/2025	3.820%	9/15/2030	14041NGF2	7,250,000.00	AAA	9/16/2025	7,248,625.40	3.82%	7,285,742.50	37,117.10
Asset-Backed Security	CHASE AUTO OWNER TRUST 2024-5A	7/30/2025	4.290%	6/25/2030	16145NAC5	3,255,000.00	NR	7/30/2025	3,254,681.99	4.29%	3,287,647.65	32,965.66
Asset-Backed Security	CHASE ISSUANCE TRUST	9/15/2023	5.160%	9/15/2028	161571HT4	6,045,000.00	AAA	9/15/2023	6,043,324.33	5.17%	6,089,370.30	46,045.97
Asset-Backed Security	CHASE ISSUANCE TRUST	1/31/2024	4.600%	1/15/2029	161571HV9	7,605,000.00	AAA	1/31/2024	7,603,841.76	4.60%	7,664,395.05	60,553.29
Asset-Backed Security	CHASE ISSUANCE TRUST	7/25/2025	4.160%	7/15/2030	161571HZ0	9,190,000.00	AAA	7/25/2025	9,189,815.28	4.16%	9,307,448.20	117,632.92
Asset-Backed Security	CITIBANK CREDIT CARD ISSUANCE TRUST	6/26/2025	4.300%	6/21/2030	17305EHA6	11,485,000.00	AAA	6/26/2025	11,481,884.12	4.31%	11,653,025.55	171,141.43
Asset-Backed Security	FIFTH THIRD AUTO TRUST	8/23/2023	5.530%	8/15/2028	31680EAD3	2,634,321.93	AAA	8/23/2023	2,634,158.60	5.53%	2,654,737.92	20,579.32
Asset-Backed Security	GM FINANCIAL SECURITIZED TERM AUTO RECE	1/17/2024	4.850%	12/18/2028	36268GAD7	578,062.03	NR	1/17/2024	577,945.78	4.85%	581,669.14	3,723.36
Asset-Backed Security	GM FINANCIAL SECURITIZED TERM AUTO RECE	5/14/2025	4.280%	4/16/2030	362549AD9	1,965,000.00	AAA	5/14/2025	1,964,710.75	4.28%	1,980,228.75	15,518.00
Asset-Backed Security	HONDA AUTO RECEIVABLES OWNER TRUST 2024	2/18/2026	3.780%	9/23/2030	43815CAD0	1,635,000.00	NR	2/18/2026	1,634,739.54	3.78%	1,638,351.75	3,612.21

City of Santa Clara Monthly Report

2/28/2026

Sector	Description	Issue Date	Coupon Rate	Maturity Date	CUSIP	Par Value	S&P Rating	Settle Date	Cost Value	YTM at Cost	Market Value	Unrealized G/L
Asset-Backed Security	HYUNDAI AUTO RECEIVABLES TRUST 2024-C	11/13/2023	5.540%	10/16/2028	44918CAD4	1,687,869.87	AAA	11/13/2023	1,687,647.91	5.54%	1,704,765.45	17,117.54
Asset-Backed Security	HYUNDAI AUTO RECEIVABLES TRUST 2024-C	3/12/2025	4.320%	10/15/2029	44935CAD3	6,570,000.00	AAA	3/12/2025	6,569,030.93	4.32%	6,622,428.60	53,397.67
Asset-Backed Security	HYUNDAI AUTO RECEIVABLES TRUST 2024-C	6/11/2025	4.360%	12/17/2029	44935XAD7	2,825,000.00	AAA	6/11/2025	2,824,744.90	4.36%	2,856,075.00	31,330.10
Asset-Backed Security	HYUNDAI AUTO RECEIVABLES TRUST 2024-C	9/17/2025	3.880%	4/15/2030	44935JAD8	5,770,000.00	AAA	9/17/2025	5,769,058.34	3.88%	5,793,830.10	24,771.76
Asset-Backed Security	KUBOTA CREDIT OWNER TRUST 2024-2A	2/19/2025	4.670%	6/15/2029	50117FAC5	4,065,000.00	NR	2/19/2025	4,064,860.57	4.67%	4,136,462.70	71,602.13
Asset-Backed Security	TOYOTA AUTO RECEIVABLES OWNER TRUST COM	11/14/2023	5.540%	8/15/2028	89239FAD4	1,238,493.08	AAA	11/14/2023	1,238,359.57	5.54%	1,251,472.49	13,112.92
Asset-Backed Security	TOYOTA AUTO RECEIVABLES OWNER TRUST COM	4/30/2025	4.340%	11/15/2029	89231HAD8	4,385,000.00	AAA	4/30/2025	4,384,748.74	4.34%	4,425,912.05	41,163.31
Asset-Backed Security	TOYOTA AUTO RECEIVABLES OWNER TRUST COM	7/30/2025	4.110%	3/15/2030	89238VAD0	4,705,000.00	AAA	7/30/2025	4,704,504.09	4.11%	4,742,357.70	37,853.61
Asset-Backed Security	VOLKSWAGEN AUTO LOAN ENHANCED TRUST 202	3/25/2025	4.500%	8/20/2029	92868MAD1	6,905,000.00	NR	3/25/2025	6,904,765.23	4.50%	6,981,852.65	77,087.42
	Asset-Backed Security				**Subtotal**	114,338,386.30			114,324,379.21		115,491,362.59	1,166,983.38
Certificate of Deposit	COOPERAT RABOBANK UA/NY	7/20/2023	5.080%	7/17/2026	21684LGS5	7,500,000.00	A-1	7/20/2023	7,500,000.00	5.08%	7,545,825.00	45,825.00
	Certificate of Deposit				**Subtotal**	7,500,000.00			7,500,000.00		7,545,825.00	45,825.00
Cash Equivalent	PRINCIPAL PUBLIC DEPOSIT SWEEP PROGRAM		1.800%	3/1/2026	992995944	2,883,779.50		9/1/2020	2,883,779.50		2,883,779.50	-
Cash Equivalent	LOCAL AGENCY INVESTMENT FUND		3.870%	3/1/2026		56,414,735.05		9/30/1997	56,414,735.05		56,414,735.05	-
Cash Equivalent	CALIFORNIA ASSET MANAGEMENT PROGRAM		3.830%	3/1/2026		217,418,276.77		10/4/2022	217,418,276.77		217,418,276.77	-
Cash Equivalent	CALIFORNIA ASSET MANAGEMENT PROGRAM - TERM		3.910%	3/6/2026		10,000,000.00		12/2/2025	10,000,000.00		10,000,000.00	-
Cash Equivalent	CALIFORNIA ASSET MANAGEMENT PROGRAM - TERM		3.710%	4/6/2026		15,000,000.00		1/6/2026	15,000,000.00		15,000,000.00	-
Cash Equivalent	CALIFORNIA ASSET MANAGEMENT PROGRAM - TERM		3.740%	4/22/2026		10,000,000.00		12/24/2025	10,000,000.00		10,000,000.00	-
Cash Equivalent	CALIFORNIA ASSET MANAGEMENT PROGRAM - TERM		3.700%	5/18/2026		10,000,000.00		1/20/2026	10,000,000.00		10,000,000.00	-
Cash Equivalent	CALIFORNIA ASSET MANAGEMENT PROGRAM - TERM		3.660%	5/26/2026		15,000,000.00		11/7/2025	15,000,000.00		15,000,000.00	-
Cash Equivalent	DREYFUS TREASURY		3.550%	3/1/2026		2,486,259.35		10/31/1997	2,486,259.35		2,486,259.35	-
	Cash Equivalent				**Subtotal**	339,203,050.67			339,203,050.67		339,203,050.67	-
	Grand Total			**Count**	**199**	1,586,041,002.22			1,587,232,842.31		1,602,831,973.13	15,599,130.82

STATEMENT OF TRANSACTIONS

DATE	PAR VALUE/SHARES	DESCRIPTION	CASH	COST VALUE	REALIZED GAIN/LOSS
		BEGINNING BALANCE	**0.00**	**1,245,983,314.93**	
		CASH EQUIVALENTS			
02/02/26		INTEREST RECEIVED PRINCIPAL PUBLIC DEPOSIT SWEEP PRGRM INTEREST FROM 1/1/26 TO 1/31/26	1,767.44		
02/28/26	5,439,095.5	CASH SWEEP PURCHASES FOR STMT PERIOD PRINCIPAL PUBLIC DEPOSIT SWEEP PRGRM 14 TRANSACTIONS	5,439,095.50-	5,439,095.50	
02/28/26	5,025,528.67-	CASH SWEEP SALES FOR STMT PERIOD PRINCIPAL PUBLIC DEPOSIT SWEEP PRGRM 2 TRANSACTIONS	5,025,528.67	5,025,528.67-	
		BONDS & NOTES			
02/06/26	8,900,000	PURCHASED ADOBE INC 2.300% 2/01/30 CUSIP 00724PAD1 AT $93.3790 ON TRADE DATE 02/05/2026 TO SETTLE ON 02/06/2026 J.P. MORGAN SECURITIES INC., -	8,310,731.00-	8,310,731.00	
02/06/26		ACCRUED INTEREST ON PURCHASE ADOBE INC 2.300% 2/01/30 CUSIP 00724PAD1	2,843.06-		
02/17/26		INTEREST RECEIVED ALPHABET INC 1.998% 8/15/26 CUSIP 02079KAC1 INTEREST ON 5,740,000.000 UNITS	57,342.60		
02/13/26	760,000	PURCHASED ALPHABET INC 3.700% 2/15/29 CUSIP 02079KBJ5 AT $99.8930 ON TRADE DATE 02/10/2026 TO SETTLE ON 02/13/2026 PERSHING	759,186.80-	759,186.80	

STATEMENT OF TRANSACTIONS

DATE	PAR VALUE/SHARES	DESCRIPTION	CASH	COST VALUE	REALIZED GAIN/LOSS
02/13/26	710,000	PURCHASED ALPHABET INC 3.700% 2/15/29 CUSIP 02079KBJ5 AT $99.6370 ON TRADE DATE 02/09/2026 TO SETTLE ON 02/13/2026 J.P. MORGAN SECURITIES INC., -	707,422.70-	707,422.70	
02/13/26	760,000	PURCHASED ALPHABET INC 3.700% 2/15/29 CUSIP 02079KBJ5 AT $99.9010 ON TRADE DATE 02/10/2026 TO SETTLE ON 02/13/2026 STIFEL NICOLAUS & CO., INC.	759,247.60-	759,247.60	
02/13/26	4,570,000	PURCHASED ALPHABET INC 3.700% 2/15/29 CUSIP 02079KBJ5 AT $99.8980 ON TRADE DATE 02/10/2026 TO SETTLE ON 02/13/2026 J.P. MORGAN SECURITIES INC., -	4,565,338.60-	4,565,338.60	
02/17/26		INTEREST RECEIVED AMERICAN EXPRES ABS 4.300% 7/15/30 CUSIP 02582JKV1 $0.00358/PV ON 6,515,000.00 PV DUE 2/15/26	23,345.41		
02/17/26		INTEREST RECEIVED AMERICAN EXPRES ABS 5.230% 9/15/28 CUSIP 02582JKD1 $0.00436/PV ON 6,170,000.00 PV DUE 2/15/26	26,890.91		
02/26/26		INTEREST RECEIVED ASTRAZENECA FINANCE 4.850% 2/26/29 CUSIP 04636NAL7 INTEREST ON 8,500,000.000 UNITS	206,125.00		

STATEMENT OF TRANSACTIONS

DATE	PAR VALUE/SHARES	DESCRIPTION	CASH	COST VALUE	REALIZED GAIN/LOSS
02/18/26		INTEREST RECEIVED BANK OF AMERICA 5.526% 8/18/26 CUSIP 06428CAA2 INTEREST ON 4,000,000.000 UNITS	110,520.00		
02/17/26		INTEREST RECEIVED BANK OF AMERICA ABS 4.310% 5/15/30 CUSIP 05522RDK1 $0.00359/PV ON 5,250,000.00 PV DUE 2/15/26	18,856.25		
02/17/26		INTEREST RECEIVED BANK OF AMERICA ABS 5.740% 6/15/28 CUSIP 06054YAC1 $0.00283/PV ON 3,903,548.11 PV DUE 2/15/26	18,671.98		
02/17/26	338,908.71-	PAID DOWN BANK OF AMERICA ABS 5.740% 6/15/28 CUSIP 06054YAC1 TO SETTLE ON 02/17/2026	338,908.71	338,902.58-	6.13
02/17/26		INTEREST RECEIVED BK OF AMERICA ABS 4.980% 11/15/28 CUSIP 05522RDH8 $0.00415/PV ON 3,045,000.00 PV DUE 2/15/26	12,636.75		
02/17/26		INTEREST RECEIVED CAPITAL ONE ABS 3.820% 9/16/30 CUSIP 14041NGF2 $0.00318/PV ON 7,250,000.00 PV DUE 2/15/26	23,079.16		
02/25/26		INTEREST RECEIVED CHASE AUTO ABS 4.290% 6/25/30 CUSIP 16145NAC5 $0.00358/PV ON 3,255,000.00 PV DUE 2/25/26	11,636.63		

STATEMENT OF TRANSACTIONS

DATE	PAR VALUE/SHARES	DESCRIPTION	CASH	COST VALUE	REALIZED GAIN/LOSS
02/17/26		INTEREST RECEIVED CHASE ISSUANCE ABS 0.000% 7/15/30 CUSIP 161571HZ0 $0.00347/PV ON 9,190,000.00 PV DUE 2/15/26	31,858.67		
02/17/26		INTEREST RECEIVED CHASE ISSUANCE ABS 4.600% 1/16/29 CUSIP 161571HV9 $0.00383/PV ON 7,605,000.00 PV DUE 2/15/26	29,152.50		
02/17/26		INTEREST RECEIVED CHASE ISSUANCE ABS 5.160% 9/15/28 CUSIP 161571HT4 $0.00430/PV ON 6,045,000.00 PV DUE 2/15/26	25,993.50		
02/24/26		INTEREST RECEIVED CISCO SYSTEMS INC 4.750% 2/24/30 CUSIP 17275RBX9 INTEREST ON 16,800,000.000 UNITS	399,000.00		
02/17/26		INTEREST RECEIVED ELI LILLY & CO 4.200% 8/14/29 CUSIP 532457CQ9 INTEREST ON 2,000,000.000 UNITS	42,000.00		
02/12/26		INTEREST RECEIVED ELI LILLY & CO 4.550% 2/12/28 CUSIP 532457CU0 INTEREST ON 6,500,000.000 UNITS	147,875.00		
02/25/26		INTEREST RECEIVED FED HOME LN MTG CORP 3.117% 6/25/27 CUSIP 3137F2LJ3 $0.00260/PV ON 6,525,000.00 PV DUE 2/25/26	16,948.69		

STATEMENT OF TRANSACTIONS

DATE	PAR VALUE/SHARES	DESCRIPTION	CASH	COST VALUE	REALIZED GAIN/LOSS
02/25/26		INTEREST RECEIVED FHLMC CMO V-M 4.329% 6/25/30 CUSIP 3137HMC65 $0.00361/PV ON 11,192,000.00 PV DUE 2/25/26	40,375.14		
02/25/26		INTEREST RECEIVED FHLMC CMO V-M 4.421% 5/25/30 CUSIP 3137HN6B9 $0.00368/PV ON 6,945,000.00 PV DUE 2/25/26	25,586.54		
02/25/26		INTEREST RECEIVED FHLMC K061 CMO V-M 3.347% 11/25/26 CUSIP 3137BTUM1 $0.00265/PV ON 5,090,258.06 PV DUE 2/25/26	14,197.58		
02/25/26	10,817.76-	PAID DOWN FHLMC K061 CMO V-M 3.347% 11/25/26 CUSIP 3137BTUM1	10,817.76	10,484.78-	332.98
02/25/26		INTEREST RECEIVED FHLMC K508 CMO V-M 4.740% 8/25/28 CUSIP 3137HAQ74 $0.00395/PV ON 5,750,000.00 PV DUE 2/25/26	22,712.50		
02/25/26		INTEREST RECEIVED FHLMC K536 CMO V-M 4.850% 1/25/30 CUSIP 3137HJZY6 $0.00404/PV ON 9,019,000.00 PV DUE 2/25/26	36,451.79		
02/25/26		INTEREST RECEIVED FHLMC K537 CMO V-M 4.430% 2/25/30 CUSIP 3137HKPF5 $0.00369/PV ON 5,960,000.00 PV DUE 2/25/26	22,002.34		

STATEMENT OF TRANSACTIONS

DATE	PAR VALUE/SHARES	DESCRIPTION	CASH	COST VALUE	REALIZED GAIN/LOSS
02/25/26		INTEREST RECEIVED FHLMC K538 CMO V-M 4.478% 1/25/30 CUSIP 3137HKQC1 $0.00373/PV ON 10,570,000.00 PV DUE 2/25/26	39,443.72		
02/25/26		INTEREST RECEIVED FHLMC K539 CMO V-M 4.410% 1/25/30 CUSIP 3137HKXJ8 $0.00368/PV ON 4,010,000.00 PV DUE 2/25/26	14,736.75		
02/25/26		INTEREST RECEIVED FHLMC K540 CMO V-M 4.513% 2/25/30 CUSIP 3137HLJA1 $0.00376/PV ON 4,285,000.00 PV DUE 2/25/26	16,115.17		
02/25/26		INTEREST RECEIVED FHLMC K541 CMO V-M 4.348% 2/25/30 CUSIP 3137HLXV9 $0.00362/PV ON 11,370,000.00 PV DUE 2/25/26	41,197.30		
02/25/26		INTEREST RECEIVED FHLMC K546 CMO V-M 4.361% 5/25/30 CUSIP 3137HN4R6 $0.00363/PV ON 7,245,000.00 PV DUE 2/25/26	26,329.54		
02/26/26	12,000,000	PURCHASED FHLMC K556 CMO V-M 3.948% 1/25/31 CUSIP 3137HQDM0 AT $99.9541 ON TRADE DATE 02/18/2026 TO SETTLE ON 02/26/2026 J.P. MORGAN SECURITIES INC., -	11,994,492.00-	11,994,492.00	

STATEMENT OF TRANSACTIONS

DATE	PAR VALUE/SHARES	DESCRIPTION	CASH	COST VALUE	REALIZED GAIN/LOSS
02/26/26		ACCRUED INTEREST ON PURCHASE FHLMC K556 CMO V-M 3.948% 1/25/31 CUSIP 3137HQDM0	32,900.00-		
02/25/26		INTEREST RECEIVED FHLMC MULTIFAMILY ST 3.243% 4/25/27 CUSIP 3137F1G44 $0.00270/PV ON 4,545,000.00 PV DUE 2/25/26	12,282.86		
02/25/26		INTEREST RECEIVED FHLMC SER KJ46 CMO 4.777% 6/25/28 CUSIP 3137HAD45 $0.00389/PV ON 5,965,481.62 PV DUE 2/25/26	23,747.59		
02/25/26	6,956.97-	PAID DOWN FHLMC SER KJ46 CMO 4.777% 6/25/28 CUSIP 3137HAD45	6,956.97	6,956.80-	0.17
02/25/26		INTEREST RECEIVED FHLMC SER K505 CMO 4.819% 6/25/28 CUSIP 3137HACX2 $0.00402/PV ON 7,500,000.00 PV DUE 2/25/26	30,118.75		
02/17/26		INTEREST RECEIVED FIFTH THIRD AUT ABS 5.530% 8/15/28 CUSIP 31680EAD3 $0.00252/PV ON 2,881,325.49 PV DUE 2/15/26	13,278.11		
02/17/26	247,003.56-	PAID DOWN FIFTH THIRD AUT ABS 5.530% 8/15/28 CUSIP 31680EAD3 TO SETTLE ON 02/17/2026	247,003.56	246,988.25-	15.31

STATEMENT OF TRANSACTIONS

DATE	PAR VALUE/SHARES	DESCRIPTION	CASH	COST VALUE	REALIZED GAIN/LOSS
02/25/26		INTEREST RECEIVED FNMA SER M6 CMO V-M 4.181% 7/25/28 CUSIP 3136BQDE6 $0.00348/PV ON 15,605,335.00 PV DUE 2/25/26	54,377.05		
02/25/26	618,734.69-	PAID DOWN FNMA SER M6 CMO V-M 4.181% 7/25/28 CUSIP 3136BQDE6	618,734.69	601,014.72-	17,719.97
02/17/26		INTEREST RECEIVED GM FINANCIAL ABS 4.280% 4/16/30 CUSIP 362549AD9 $0.00357/PV ON 1,965,000.00 PV DUE 2/16/26	7,008.50		
02/17/26		INTEREST RECEIVED GM FINANCIAL ABS 4.850% 12/18/28 CUSIP 36268GAD7 $0.00310/PV ON 624,554.75 PV DUE 2/16/26	2,524.24		
02/17/26	46,492.72-	PAID DOWN GM FINANCIAL ABS 4.850% 12/18/28 CUSIP 36268GAD7 TO SETTLE ON 02/17/2026	46,492.72	46,483.37-	9.35
02/18/26	1,635,000	PURCHASED HONDA AUTO RECE ABS 3.780% 9/23/30 CUSIP 43815CAD0 AT $99.9841 ON TRADE DATE 02/10/2026 TO SETTLE ON 02/18/2026 MITSUBISHI UFJ SECURITIES (USA	1,634,739.54-	1,634,739.54	
02/17/26		INTEREST RECEIVED HYUNDAI AUTO ABS 3.880% 4/15/30 CUSIP 44935JAD8 $0.00323/PV ON 5,770,000.00 PV DUE 2/15/26	18,656.33		

STATEMENT OF TRANSACTIONS

DATE	PAR VALUE/SHARES	DESCRIPTION	CASH	COST VALUE	REALIZED GAIN/LOSS
02/17/26		INTEREST RECEIVED HYUNDAI AUTO ABS 4.320% 10/15/29 CUSIP 44935CAD3 $0.00360/PV ON 6,570,000.00 PV DUE 2/15/26	23,652.00		
02/17/26		INTEREST RECEIVED HYUNDAI AUTO REC ABS 4.360% 12/17/29 CUSIP 44935XAD7 $0.00363/PV ON 2,825,000.00 PV DUE 2/15/26	10,264.17		
02/17/26		INTEREST RECEIVED HYUNDAI AUTO REC ABS 5.540% 10/16/28 CUSIP 44918CAD4 $0.00334/PV ON 1,828,606.56 PV DUE 2/15/26	8,442.07		
02/17/26	140,736.69-	PAID DOWN HYUNDAI AUTO REC ABS 5.540% 10/16/28 CUSIP 44918CAD4 TO SETTLE ON 02/17/2026	140,736.69	140,718.18-	18.51
02/17/26		INTEREST RECEIVED KUBOTA CREDIT ABS 4.670% 6/15/29 CUSIP 50117FAC5 $0.00389/PV ON 4,065,000.00 PV DUE 2/15/26	15,819.63		
02/17/26		INTEREST RECEIVED META PLATFORMS INC 4.300% 8/15/29 CUSIP 30303M8S4 INTEREST ON 5,370,000.000 UNITS	115,455.00		
02/03/26	3,650,000	PURCHASED MORGAN STANLEY V-D 4.213% 2/08/30 CUSIP 61776NU43 AT $99.9960 ON TRADE DATE 02/02/2026 TO SETTLE ON 02/03/2026 BMOCM/BONDS	3,649,854.00-	3,649,854.00	

STATEMENT OF TRANSACTIONS

DATE	PAR VALUE/SHARES	DESCRIPTION	CASH	COST VALUE	REALIZED GAIN/LOSS
02/03/26		ACCRUED INTEREST ON PURCHASE MORGAN STANLEY V-D 4.213% 2/08/30 CUSIP 61776NU43	427.15-		
02/05/26	5,000,000	PURCHASED MORGAN STANLEY V-D 4.213% 2/08/30 CUSIP 61776NU43 AT $100.0350 ON TRADE DATE 02/04/2026 TO SETTLE ON 02/05/2026 MERRILL LYNCH,PIERCE,FENNER	5,001,750.00-	5,001,750.00	
02/05/26		ACCRUED INTEREST ON PURCHASE MORGAN STANLEY V-D 4.213% 2/08/30 CUSIP 61776NU43	1,755.42-		
02/25/26		INTEREST RECEIVED NATIONAL RURAL MTN 4.150% 8/25/28 CUSIP 63743HFZ0 INTEREST ON 4,380,000.000 UNITS	90,885.00		
02/02/26		INTEREST RECEIVED PACCAR FINANCIAL MTN 4.600% 1/31/29 CUSIP 69371RS80 INTEREST ON 7,000,000.000 UNITS	161,000.00		
02/09/26		INTEREST RECEIVED PEPSICO INC 4.600% 2/07/30 CUSIP 713448GB8 INTEREST ON 2,380,000.000 UNITS	54,740.00		
02/17/26		INTEREST RECEIVED TOYOTA AUTO ABS 4.110% 3/15/30 CUSIP 89238VAD0 $0.00343/PV ON 4,705,000.00 PV DUE 2/15/26	16,114.63		

STATEMENT OF TRANSACTIONS

DATE	PAR VALUE/SHARES	DESCRIPTION	CASH	COST VALUE	REALIZED GAIN/LOSS
02/17/26		INTEREST RECEIVED TOYOTA AUTO REC ABS 4.340% 11/15/29 CUSIP 89231HAD8 $0.00362/PV ON 4,385,000.00 PV DUE 2/15/26	15,859.08		
02/17/26		INTEREST RECEIVED TOYOTA AUTO REC ABS 5.540% 8/15/28 CUSIP 89239FAD4 $0.00356/PV ON 1,328,929.87 PV DUE 2/15/26	6,135.23		
02/17/26	90,436.79-	PAID DOWN TOYOTA AUTO REC ABS 5.540% 8/15/28 CUSIP 89239FAD4 TO SETTLE ON 02/17/2026	90,436.79	90,427.04-	9.75
02/02/26		INTEREST RECEIVED U.S. TREASURY BONDS 4.125% 7/31/28 CUSIP 91282CHQ7 INTEREST ON 4,950,000.000 UNITS	102,093.75		
02/06/26	8,150,000-	SOLD U.S. TREASURY BONDS 4.125% 11/30/29 CUSIP 91282CMA6 AT $101.6445 ON TRADE DATE 02/05/2026 TO SETTLE ON 02/06/2026 HSBC SECURITIES, INC.	8,284,029.30	8,140,017.16-	144,012.14
02/06/26		ACCRUED INTEREST ON SALE U.S. TREASURY BONDS 4.125% 11/30/29 CUSIP 91282CMA6	62,804.26		
02/02/26		INTEREST RECEIVED U.S. TREASURY NOTES 2.750% 7/31/27 CUSIP 91282CFB2 INTEREST ON 9,350,000.000 UNITS	128,562.50		

STATEMENT OF TRANSACTIONS
FOR THE PERIOD FEBRUARY 1, 2026 THROUGH FEBRUARY 28, 2026

CITY OF SANTA CLARA- CUSTODY
ACCOUNT NUMBER XXXXXXXX

STATEMENT OF TRANSACTIONS

DATE	PAR VALUE/SHARES	DESCRIPTION	CASH	COST VALUE	REALIZED GAIN/LOSS
02/02/26		INTEREST RECEIVED U.S. TREASURY NOTES 3.500% 1/31/28 CUSIP 91282CGH8 INTEREST ON 855,000.000 UNITS	14,962.50		
02/26/26	11,850,000-	SOLD U.S. TREASURY NOTES 3.625% 8/31/30 CUSIP 91282CNX5 AT $100.1445 ON TRADE DATE 02/23/2026 TO SETTLE ON 02/26/2026 BMOCM/BONDS	11,867,126.95	11,795,865.47-	71,261.48
02/26/26		ACCRUED INTEREST ON SALE U.S. TREASURY NOTES 3.625% 8/31/30 CUSIP 91282CNX5	212,407.98		
02/05/26	12,525,000	PURCHASED U.S. TREASURY NOTES 3.750% 1/31/31 CUSIP 91282CPW5 AT $99.6484 ON TRADE DATE 02/04/2026 TO SETTLE ON 02/05/2026 BARCLAYS CAPITAL INC. FIXED IN	12,480,966.80-	12,480,966.80	
02/05/26		ACCRUED INTEREST ON PURCHASE U.S. TREASURY NOTES 3.750% 1/31/31 CUSIP 91282CPW5	6,487.40-		
02/13/26	6,730,000-	SOLD U.S. TREASURY NOTES 3.750% 12/31/28 CUSIP 91282CJR3 AT $100.6641 ON TRADE DATE 02/10/2026 TO SETTLE ON 02/13/2026 BMOCM/BONDS	6,774,691.41	6,657,710.03-	116,981.38
02/13/26		ACCRUED INTEREST ON SALE U.S. TREASURY NOTES 3.750% 12/31/28 CUSIP 91282CJR3	30,675.41		

STATEMENT OF TRANSACTIONS

DATE	PAR VALUE/SHARES	DESCRIPTION	CASH	COST VALUE	REALIZED GAIN/LOSS
02/02/26		INTEREST RECEIVED U.S. TREASURY NOTES 3.875% 7/31/30 CUSIP 91282CNN7 INTEREST ON 9,575,000.000 UNITS	185,515.63		
02/02/26		INTEREST RECEIVED U.S. TREASURY NOTES 4.000% 1/31/29 CUSIP 91282CJW2 INTEREST ON 16,165,000.000 UNITS	323,300.00		
02/05/26	4,950,000-	SOLD U.S. TREASURY NOTES 4.000% 1/31/29 CUSIP 91282CJW2 AT $101.0117 ON TRADE DATE 02/04/2026 TO SETTLE ON 02/05/2026 MORGAN STANLEY & CO.	5,000,080.08	4,945,469.72-	54,610.36
02/05/26		ACCRUED INTEREST ON SALE U.S. TREASURY NOTES 4.000% 1/31/29 CUSIP 91282CJW2	2,734.81		
02/02/26		INTEREST RECEIVED U.S. TREASURY NOTES 4.000% 7/31/29 CUSIP 91282CLC3 INTEREST ON 9,575,000.000 UNITS	191,500.00		
02/05/26	12,205,000-	SOLD U.S. TREASURY NOTES 4.125% 2/15/27 CUSIP 91282CKA8 AT $100.5469 ON TRADE DATE 02/04/2026 TO SETTLE ON 02/05/2026 BICWFSLUS33 WELLS FARGO SECURI	12,271,746.09	12,180,208.59-	91,537.50
02/05/26		ACCRUED INTEREST ON SALE U.S. TREASURY NOTES 4.125% 2/15/27 CUSIP 91282CKA8	238,047.25		

STATEMENT OF TRANSACTIONS
FOR THE PERIOD FEBRUARY 1, 2026 THROUGH FEBRUARY 28, 2026

CITY OF SANTA CLARA- CUSTODY
ACCOUNT NUMBER XXXXXXXX

STATEMENT OF TRANSACTIONS

DATE	PAR VALUE/SHARES	DESCRIPTION	CASH	COST VALUE	REALIZED GAIN/LOSS
02/02/26		INTEREST RECEIVED U.S. TREASURY NOTES 4.250% 1/31/30 CUSIP 91282CMG3 INTEREST ON 6,225,000.000 UNITS	132,281.25		
02/17/26		INTEREST RECEIVED US TREASURY BOND 5.250% 2/15/29 CUSIP 912810FG8 INTEREST ON 8,610,000.000 UNITS	226,012.50		
02/17/26		INTEREST RECEIVED US TREASURY BOND 6.375% 8/15/27 CUSIP 912810FA1 INTEREST ON 9,390,000.000 UNITS	299,306.25		
02/17/26		INTEREST RECEIVED US TREASURY NOTE 2.250% 8/15/27 CUSIP 9128282R0 INTEREST ON 4,540,000.000 UNITS	51,075.00		
02/18/26	150,000-	SOLD US TREASURY NOTE 2.375% 5/15/27 CUSIP 912828X88 AT $98.6914 ON TRADE DATE 02/13/2026 TO SETTLE ON 02/18/2026 GOLDMAN SACHS	148,037.11	145,792.97-	2,244.14
02/18/26		ACCRUED INTEREST ON SALE US TREASURY NOTE 2.375% 5/15/27 CUSIP 912828X88	934.91		
02/20/26		INTEREST RECEIVED VOLKSWAGEN AUTO ABS 4.500% 8/20/29 CUSIP 92868MAD1 $0.00375/PV ON 6,905,000.00 PV DUE 2/20/26	25,893.75		

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STATEMENT OF TRANSACTIONS
FOR THE PERIOD FEBRUARY 1, 2026 THROUGH FEBRUARY 28, 2026

CITY OF SANTA CLARA- CUSTODY
ACCOUNT NUMBER XXXXXXXX

STATEMENT OF TRANSACTIONS

DATE	PAR VALUE/SHARES	DESCRIPTION	CASH	COST VALUE	REALIZED GAIN/LOSS
02/25/26		INTEREST RECEIVED VR FHLMC MULTIFAMI 3.224% 3/25/27 CUSIP 3137BXQY1 $0.00269/PV ON 8,000,000.00 PV DUE 2/25/26	21,493.34		
02/24/26		INTEREST RECEIVED VR JPMORGAN CHASE & 2.947% 2/24/28 CUSIP 46647PCW4 INTEREST ON 2,925,000.000 UNITS	43,099.88		
		ENDING BALANCE	**0.00**	**1,250,913,571.14**	

INVESTMENT AND INSURANCE PRODUCTS ARE:
- **NOT INSURED BY THE FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC) OR ANY FEDERAL GOVERNMENT AGENCY**
- **NOT A DEPOSIT, OBLIGATION OF, OR GUARANTEED BY ANY BANK OR BANKING AFFILIATE**
- **SUBJECT TO INVESTMENT RISKS AND MAY LOSE VALUE, INCLUDING POSSIBLE LOSS OF PRINCIPAL AMOUNT INVESTED**

FY 2025/26 Budget Amendments

General Fund (001)

Department/Item	Source of Funds	Use of Funds	Explanation
Other Agencies Revenue (Wildland Deployment Reimbursements) / Fire Department	227,315	227,315	This action recognizes Cal OES reimbursements for wildland deployments in 2025 for the Garnet and Bridge fires, as well as an OES Preposition incident and appropriates the funding to the Fire Department to cover the associated costs **(five affirmative Council votes required to appropriate additional revenue).**
	227,315	**227,315**	

Building Development Services Fund (155)

Department/Item	Source of Funds	Use of Funds	Explanation
Community Development Department - Materials/Services/Supplies		250,000	This action increases the Materials/Services/ Supplies budget for the Community Development Department's Building Division to provide funding for technology project management consultant services. The consultants will assess the permitting, plan review and inspection teams and identify improvements to the inspections module of Accela **(five affirmative Council votes required for the use of unused balances).**
Unrestricted Ending Fund Balance		(250,000)	This action decreases the unrestricted ending fund balance to offset the action recommended above **(five affirmative Council votes required for the use of unused balances).**
	-	**-**	

Fire CUPA Fund (159)

Department/Item	Source of Funds	Use of Funds	Explanation
Other Revenue - CUPA Enforcement Fines / Materials, Services & Supplies	119,200	31,235	This action recognizes $119,200 of CUPA (Certified Unified Program Agency) enforcement fines received year-to-date and increases the materials/services/supplies appropriation to fund the additional costs for the purchase of ruggedized computer upgrades for the CUPA program. Fines are received for the issuance of violations of hazardous materials management and environmental protection regulations **(five affirmative Council votes required to appropriate additional revenue)**.
CUPA Enforcement Fines Reserve - Ending Fund Balance		87,965	This action establishes a CUPA Enforcement Fines Reserve and offsets the action above **(five affirmative Council votes required to appropriate additional revenue)**.
	119,200	**119,200**	

FY 2025/26 Budget Amendments

Library Operating Grant Trust Fund (112)

Department/Item	Source of Funds	Use of Funds	Explanation
Pacific Library Partnership California Library Services Act Distribution of Funds for FY 2025-26	3,711	3,711	This action increases the Other Agencies Revenue estimate and appropriates the funding for the Pacific Library Partnership FY 25-26. These funds are intended to offset costs for the Library Department's Link+ subscription, which is a regional inter-library loan service that allows the Santa Clara City Library to provide library users with borrowing privileges to access books and other materials through the Link+ library network throughout California public and academic library networks. Link+ is used as a supplement to the City's existing materials collection for cost and time-effective service **(five affirmative Council votes required to appropriate additional revenue).**
	3,711	**3,711**	

REPORT TO COUNCIL

SUBJECT

Action on a Resolution to Authorize an Increase in the Business License Tax Corresponding to an Increase in the Annual Inflation Rate Effective July 1, 2026

BACKGROUND

The City of Santa Clara's Business License Tax was updated through a voter-approved ballot measure on November 8, 2022 (Measure H). Prior to this, there had been no business tax adjustment for 30 years. The approved measure implemented a new tax structure effective July 1, 2023, with an annual inflation adjustment mechanism outlined in Section 3.40.160 of the Santa Clara City Code (City Code). This ensures that the business tax keeps pace with inflationary changes to support essential city services. The first inflation adjustment of 2.7% was implemented on July 1, 2025 (see attachments 1 and 2).

DISCUSSION

The Business License Tax is structured to provide equitable revenue contributions from businesses operating in Santa Clara while ensuring that tax burdens remain aligned with inflation. The 2022 voter-approved Measure H established a tax framework that allows for an annual inflation adjustment based on the Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward Area. As mandated by Section 3.40.160 of the City Code, these adjustments are subject to approval by the City Council and are capped at a maximum increase of 5% per year to prevent excessive financial impact on businesses.

For Fiscal Year 2026-27, the March 2026 CPI report published by the U.S. Bureau of Labor Statistics (BLS) reflects an annual inflation rate of 2.5%. Accordingly, it is proposed that Business License Tax rates will be adjusted by 2.5%, resulting in the following changes:

- The current tax of $46.22 per employee will increase to $47.37 per employee.
- The current tax of $15.40 per rental unit will increase to $15.78 per unit.
- The annual cap of $359,450 per business will increase to $368,436 per business.

The Business License Tax provides funding for public safety, infrastructure maintenance, economic development programs, and community services. By implementing this inflation-based increase, the City upholds its commitment to long-term fiscal sustainability without imposing sudden, large-scale tax hikes.

This annual CPI-based adjustment is critical to preventing the erosion of City revenue due to inflation while ensuring that businesses continue to contribute fairly to the cost of maintaining high-quality city services.

Although a formal amendment to the City's business license tax ordinance is not legally required, the City Attorney's Office will work with Finance staff and the City Clerk to add a note within the City Code sections containing the original business license tax rates indicating that any new tax rate approved by the City Council for the applicable fiscal year will be posted on the City's business license tax webpage.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of a California Environmental Quality Act ("CEQA") pursuant to pursuant to section 15378 (b)(4) of Title 14 of the California Code of Regulations in that it is a fiscal action which does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

FISCAL IMPACT

Based on the estimated total business tax revenue of approximately $6.0 million for FY 2025/26, the 2.5% CPI-based increase effective July 1, 2026, will result in an additional $150,000 in revenue in FY 2026/27.

COORDINATION

This report has been coordinated with the Finance Department and City Attorney's Office.

PUBLIC CONTACT

On April 8 and April 15, 2026, notices of the proposed increase were published in the Santa Clara Weekly in the manner set forth in Government Code Sections 6062a and 66018.

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Adopt a resolution authorizing the annual inflation adjustment for the Business License Tax, effective July 1, 2026, in the amount of 2.5% as allowable under Santa Clara City Code Section 3.40.160

Reviewed by: Kenn Lee, Director of Finance
Approved by: Jovan D. Grogan, City Manager

ATTACHMENTS

1. RTC 25-367
2. Resolution No. 25-9433
3. Resolution Adjusting the Business License Tax to be effective July 1, 2026

25-367 **Agenda Date: 4/29/2025**

REPORT TO COUNCIL

SUBJECT
Action on a Resolution to Authorize Business License Tax Adjustment for Annual Inflation Increase Effective July 1, 2025

COUNCIL PILLAR
Deliver and Enhance High Quality Efficient Services and Infrastructure

BACKGROUND
The City of Santa Clara's Business License Tax was last updated through a voter-approved ballot measure on November 8, 2022 (Measure H). Prior to this, there had been no business tax adjustments for 30 years. The approved measure implemented a new tax structure effective July 1, 2023, with an annual inflation adjustment mechanism outlined in Section 3.40.160 of the Santa Clara City Code (City Code). This ensures that the business tax keeps pace with inflationary changes to support essential city services.

DISCUSSION
The Business License Tax is structured to provide equitable revenue contributions from businesses operating in Santa Clara while ensuring that tax burdens remain aligned with inflation. The 2022 voter-approved Measure H established a tax framework that allows for an annual inflation adjustment based on the Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward Area. As mandated by Section 3.40.160 of the City Code, these adjustments are subject to approval by the City Council and are capped at a maximum increase of 5% per year to prevent excessive financial impact on businesses.

For Fiscal Year 2025-26, the February 2025 CPI report published by the U.S. Bureau of Labor Statistics (BLS) reflects an annual inflation rate of 2.7%. Accordingly, it is proposed that Business License Tax rates will be adjusted by 2.7%, resulting in the following changes:

- The current tax of $45 per employee will increase to $46.22 per employee.
- The current tax of $15 per rental unit will increase to $15.40 per unit.
- The annual cap of $350,000 per business will increase to $359,450 to reflect the 2.7% CPI adjustment.

The Business License Tax provides funding for public safety, infrastructure maintenance, economic development programs, and community services. By implementing this inflation-based increase, the City upholds its commitment to long-term fiscal sustainability without imposing sudden, large-scale tax hikes.

This annual CPI-based adjustment is critical to preventing the erosion of City revenue due to inflation while ensuring that businesses continue to contribute fairly to the cost of maintaining high-quality city

services.

As contemplated by City Code Section 3.40.250, the Director of Finance Department is currently working on drafting rules and regulations to facilitate the implementation of the Business License Tax. Topics addressed include operational and administrative details for staff to implement the Business License Tax Program, and provisions for providing notice to affected taxpayers. Once finalized, these rules will be brought back for Council consideration and approval.

Although a formal amendment to the City's business license tax ordinance is not legally required, the City Attorney's Office will work with Finance staff and the City Clerk to add a note within the City Code sections containing the original business license tax rates indicating that any new tax rate approved by the City Council for the applicable fiscal year will be posted on the City's business license tax webpage.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of a California Environmental Quality Act ("CEQA") pursuant to pursuant to section 15378 (b)(4) of Title 14 of the California Code of Regulations in that it is a fiscal action which does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

FISCAL IMPACT

Based on the estimated total business tax revenue of $6 million per year, the 2.7% CPI-based increase will result in an additional $162,000 in revenue for FY 2025-26.

COORDINATION

This report has been coordinated with the Finance Department and City Attorney's Office.

PUBLIC CONTACT

On April 2 and April 9, 2025, notices of the proposed increase were published in the Santa Clara Weekly in the manner set forth in Government Code Sections 6062a and 66018.

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Adopt a resolution authorizing the annual inflation adjustment for the Business License Tax, effective July 1, 2025, as allowable under Santa Clara City Code Section 3.40.160

Reviewed by: Kenn Lee, Director of Finance
Approved by: Jovan D. Grogan, City Manager

ATTACHMENTS

1. Resolution No. 22-9130

2. Resolution Adjusting the Business License Tax to be effective July 1, 2025
3. RTC 22-936

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RESOLUTION NO. 25-9433

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA, ADJUSTING THE BUSINESS LICENSE TAX by 2.7% AS AUTHORIZED IN SANTA CLARA CITY CODE SECTION 3.40.160, EFFECTIVE JULY 1, 2025

WHEREAS, Measure H, approved by Santa Clara voters on November 8, 2022, established a framework for periodic adjustments to the Business License Tax (Business Tax) to reflect economic changes and ensure equitable contributions from businesses operating in the City of Santa Clara;

WHEREAS, Section 3.40.160 of the Santa Clara City Code, which was adopted pursuant to Measure H, provides for annual adjustments to the Business Tax based on the Consumer Price Index (CPI) for All Urban Consumers for All Items for the San Francisco-Oakland-Hayward Area, as reported by the U.S. Bureau of Labor Statistics (BLS);

WHEREAS, the Business Tax revenue supports public safety, infrastructure maintenance, economic development programs, and community services and CPI adjustments allow the City to mitigate the impacts of inflation;

WHEREAS, the most recent CPI data for February 2025 indicates an annual inflation rate of 2.7%; therefore, it is appropriate to adjust the Business Tax rates by that percentage for Fiscal Year 2025-26, effective July 1, 2025 as shown in Attachment 1; and

WHEREAS, the City published a public notice of the proposed adjustment in the Santa Clara Weekly Newspaper.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the findings as set forth above are hereby adopted by the City Council of the City of Santa Clara (City Council).

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2. That the City Council hereby approves the Business Tax adjustment of 2.7% CPI increase, effective July 1, 2025. This adjustment is made pursuant to Section 3.40.160 of the Santa Clara City Code, which authorizes annual inflation-based updates to the Business License Tax.

3. That a true and correct copy of the Resolution shall be kept on file in the Office of the City Clerk and in the Billing Division of the City Finance Department.

4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 29TH DAY OF APRIL, 2025, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Chahal, Cox, Gonzalez, Hardy, Jain, and Park, and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. Business Tax Rate Adjustments for July 1, 2025

CITY OF SANTA CLARA
FINANCE DEPARTMENT

BUSINESS TAX ADJUSTMENTS

ANNUAL ADJUSTMENTS FOR INFLATION:

The Business Tax applies to all businesses operating in the City of Santa Clara and is assessed based on the number of employees or rental units, in accordance with Santa Clara City Code Chapter 3.40 (Business Tax). Per Section 3.40.160 of the City Code, adjustments to this tax are allowed annually based on increases to the Consumer Price Index (CPI-U) for the San Francisco-Oakland-Hayward Area, as reported by the U.S. Bureau of Labor Statistics (BLS).

RATES:

Beginning July 1, 2025, the Business Tax rates will increase by 2.7% based on changes to the CPI Index. The annual adjustments are based on the CPI Index set as of February each year.

The table below sets the rates as of July 1, 2025.

Category	Current Rate (Effective July 1, 2023)	New Rate (Effective July 1, 2025)
Per Employee	$45.00	$46.22
Rental Unit Tax	$15.00	$15.40
Business Tax Cap	$350,000	$359,450

Date Effective: July 1, 2025	**Resolution No. 25-9433**
Supersedes Business Tax & License Effective: July 1, 2023	**Resolution No. 22-9130 approved July 12, 2022**

RESOLUTION NO.____

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA, ADJUSTING THE BUSINESS LICENSE TAX by 2.5% AS AUTHORIZED IN SANTA CLARA CITY CODE SECTION 3.40.160, EFFECTIVE JULY 1, 2026

WHEREAS, Measure H, approved by Santa Clara voters on November 8, 2022, established a framework for periodic adjustments to the Business License Tax (Business Tax) to reflect economic changes and ensure equitable contributions from businesses operating in the City of Santa Clara;

WHEREAS, Section 3.40.160 of the Santa Clara City Code, which was adopted pursuant to Measure H, provides for annual adjustments to the Business based on the Consumer Price Index (CPI) for All Urban Consumers for All Items for the San Francisco-Oakland-Hayward Area, as reported by the U.S. Bureau of Labor Statistics (BLS);

WHEREAS, the Business Tax revenue supports public safety, infrastructure maintenance, economic development programs, and community services and CPI adjustments allow the City to mitigate the impacts of inflation;

WHEREAS, the most recent CPI data for February 2026 indicates an annual inflation rate of 2.5%; therefore, it is appropriate to adjust the Business Tax rates by that percentage for Fiscal Year 2026-27, effective July 1, 2026 as shown in Attachment 1; and

WHEREAS, the City published a public notice of the proposed adjustment in the Santa Clara Weekly Newspaper.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the findings as set forth above are hereby adopted by the City Council of the City of Santa Clara (City Council).
2. The City Council hereby approves the Business Tax adjustment of 2.5% CPI increase, effective July 1, 2026. This adjustment is made pursuant to Section 3.40.160 of the Santa Clara City Code, which authorizes annual inflation-based updates to the Business License Tax.

3. That a true and correct copy of the Resolution shall be kept on file in the Office of the City Clerk and in the Billing Division of the City Finance Department.

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4. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE___ DAY OF_____, 2026, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachment:
1. Business Tax Rate Adjustments for July 1, 2026

CITY OF SANTA CLARA
FINANCE DEPARTMENT

BUSINESS TAX ADJUSTMENTS

ANNUAL ADJUSTMENTS FOR INFLATION:

The Business Tax applies to all businesses operating in the City of Santa Clara and is assessed based on the number of employees or rental units, in accordance with Santa Clara City Code Chapter 3.40 (Business Tax). Per Section 3.40.160 of the City Code, adjustments to this tax are allowed annually based on increases to the Consumer Price Index (CPI-U) for the San Francisco-Oakland-Hayward Area, as reported by the U.S. Bureau of Labor Statistics (BLS).

RATES:

Beginning July 1, 2026, the Business Tax rates will increase by 2.5% based on changes to the CPI Index. The annual adjustments are based on the CPI Index set as of February each year.

The table below sets the rates as of July 1, 2026.

Category	Current Rate (Effective July 1, 2025)	New Rate (Effective July 1, 2026)
Per Employee	$46.22	$47.37
Rental Unit Tax	$15.40	$15.78
Business Tax Cap	$359,450	$368,436

Date Effective: July 1, 2026	**Resolution No. 26-**
Supersedes Business Tax & License Effective: July 1, 2025	**Resolution No. 25-9433 approved April 29, 2025**

26-327 Agenda Date: 4/21/2026

REPORT TO COUNCIL

SUBJECT

Action to Delegate Authority to the City Manager to Issue Purchase Orders to Mader Supply, LLC for the Purchase of Steel Transmission Poles for an Aggregate Maximum Amount of $5,000,000, Funded by Silicon Valley Power

BACKGROUND

Silicon Valley Power (SVP), the City of Santa Clara's electric utility, has multiple planned transmission line extension and rebuild projects that will require the procurement of steel transmission poles over the next several years. These projects include Transmission Loop 1 (CIP 2459), Agnew Substation Rebuild and Expansion (CIP 2469), Walsh-Uranium 60kV Reconductor (CIP 2458), Homestead Substation Rebuild (CIP 2431), and NRS-KRS 115-kV Line Project (CIP 2455). The substation projects necessitate overhead transmission lines as the pole work is occurring within or directly adjacent to the substations. Undergrounding for short segments have numerous challenges, including the addition of riser poles to go from overhead to underground resulting in negative aesthetic impacts. While reconductoring projects typically reuse existing poles, SVP has planned for the replacement of several poles based upon their condition. SVP anticipates ordering approximately 200 steel transmission poles over the next five years.

In 2023, the City conducted a competitive solicitation for steel transmission poles to support several transmission infrastructure projects. The City Council subsequently authorized the issuance of purchase orders with an aggregate amount of $6,500,000 (RTC 23-1311). Of this amount, approximately $2,000,000 remains unspent under this authorization. The primary electric pole supplier is Wireless Structures Consulting, Inc. dba Western Utility Telecom, Inc. Although there are significant funds remaining under the current authorization, they are insufficient to meet insufficient to support SVP's anticipated needs for its upcoming transmission projects. Because the $6,500,000 is a hard cap and cannot be exceeded, it was determined a new procurement would be initiated once expenditures reached 70% of the maximum amount issued in purchase orders under RTC 23-1311. Therefore staff conducted a new competitive solicitation and is requesting additional authorization to issue purchase orders for steel transmission poles. This is in addition to City Council approval under RTC 23-1311. Together, these authorizations will keep SVP projects on schedule.

DISCUSSION

Pursuant to Section 2.105.140(d) of the Santa Clara City Code (City Code), a formal Request for Bids (RFB) was conducted to procure steel transmission poles. The RFB was published on the City's e-procurement system to solicit bids from qualified vendors for the fabrication and delivery of galvanized tubular steel transmission poles.

To submit a bid, bidders were required to meet certain minimum requirements, including the capability to manufacture steel transmission poles of at least 140 feet and demonstrated experience

in steel pole fabrication for electrical transmission lines. Bidders were also required to submit unit pricing based on length and class for standard poles and a price per pound of steel for custom poles.

Two bids were received from Mader Supply, LLC (representing CHM Industries) and Wireless Structures Consulting, Inc. dba Western Utility Telecom, Inc. Staff reviewed the bids and determined that Mader Supply, LLC (Mader) was the lowest responsive and responsible bidder. Reference checks confirmed that CHM Industries, the manufacturer represented by Mader, has satisfactorily performed similar steel transmission pole fabrication projects.

Staff requests approval to issue purchase orders to Mader using predetermined rates for an aggregate not-to-exceed amount of $5,000,000 through June 30, 2031. Due to volatility of steel prices, Mader's original bid prices will be adjusted at the time of each purchase order based on the change in the cost per pound between (1) the original bid unit prices and (2) the published steel price for the month prior to purchase order issuance, as reflected in the Bureau of Labor Statistics Producer Price Index (PPI).

Standard steel transmission poles vary in pricing depending on pole length and class, with typical prices ranging from approximately $4,600 to $21,900 per pole. Custom poles may require design, additional steel weight, or unique fabrication requirements, and pricing may vary based on the total pounds of steel required and project requirements.

During the transition to the new supplier, staff may utilize the remaining authorization from the 2023 City Council approval, as needed, to maintain project schedules.

Approval of this recommendation will streamline the procurement process and ensure timely deliveries of steel transmission poles to support current and future transmission projects. Staff will issue a new RFB for purchases issued after June 30, 2031, or when the maximum compensation is reached, whichever occurs first.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to section 15378(b)(2) of Title 14 of the California Code of Regulations as it involves the purchase of supplies for City electric infrastructure projects. These projects and associated work will undergo or have already undergone environmental review under CEQA.

FISCAL IMPACT

Purchases associated with this contract will be funded by individual project budgets allocated to approved Capital Improvement Program projects in the Electric Utility Capital Fund.

COORDINATION

The report has been coordinated with the Finance Department and the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's

Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

1. Authorize the City Manager or designee to issue Purchase Orders to Mader Supply, LLC, for the purchase of steel transmission poles with an aggregate maximum compensation of $5,000,000 through June 30, 2031, with price escalations based on adjustments to the Bureau of Labor Statistics Producer Price Index, subject to the appropriation of funds; and
2. Authorize the City Manager or designee to take any actions as necessary to implement and administer the Purchase Orders, and to negotiate and execute amendments to the Purchase Orders to make de minimis changes, subject to the above maximum compensation limit and review and approval as to form by the City Attorney.

Reviewed by: Nico Procos, Director of Silicon Valley Power
Approved by: Jovan Grogan, City Manager

26-188 Agenda Date: 4/21/2026

REPORT TO COUNCIL

SUBJECT

Action on the Award of a Public Works Contract for the Northwest Loop Capacity Upgrade Project to Henkels & McCoy West, LLC, for a Not-to-Exceed Amount of $1,996,557, Inclusive of a 15% Contingency, Funded by the Northwest Loop Capacity Upgrade Capital Improvement Project (CIP No. 2444) Budget

BACKGROUND

The City of Santa Clara's electric utility, Silicon Valley Power (SVP), issued a public works bid packet for the Northwest Loop Capacity Upgrade Project (Project). The Project will reconductor both 60kV transmission line end sections, approximately 2.6 miles, on the Northwest Loop to increase capacity. The additional capacity will serve San Tomas Junction, a single customer substation, as well as projected load growth in the City.

DISCUSSION

On February 12, 2026, in accordance with Section 1310 of City of Santa Clara Charter, which governs the competitive bidding for public works, a competitive Request for Bids (RFB) for the Project was published on the City's e-procurement system.

On March 19, 2026, bids for the Project were opened at the City Clerk's office. The City received two bids, as summarized in Table 1 below.

Table 1 - Bid Results

Bidder	Total Bid Amount (Rounded to the Nearest Dollar)
Henkels & McCoy West, LLC	$1,736,136
Hot Line Construction Inc	$4,583,530

The total bid amount includes all labor, materials, equipment, and services to complete construction of the Project. The Project work includes site preparation, environmental, and traffic control measures, and replacement of conductors and equipment.

At the bid opening, Henkels & McCoy West, LLC was identified as the lowest apparent bider with a submitted bid in the amount of $1,736,136. This amount is approximately 35.7% lower than the Engineer's Estimate of $2,700,000, which was prepared using conservative assumptions for higher-risk work elements associated with the site-specific constraints.

Staff reviewed the bid for compliance with the terms and conditions of the bid documents and

determined that Henkels & McCoy West, LLC is the lowest responsive and responsible bidder. Accordingly, staff recommend awarding a contract to Henkels & McCoy West, LLC.

The recommended contract includes a maximum compensation of $1,736,136, plus a 15% contingency for any potential change orders. The total not-to-exceed contract amount, including contingency, is $1,996,557.

Approval of the contract award will authorize the City Manager to execute the public works contract for the Project in substantially the same form as attached to this Report to Council (Attachment 1). Upon City Council approval, Henkels & McCoy West, LLC will be required to provide performance and payment bonds. The contract includes prevailing wage requirements.

ENVIRONMENTAL REVIEW

Staff recommends that the City Council determine that the Project and associated actions being considered are exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15302 (Class 2 - Replacement or Reconstruction) of Title 14 of the California Code of Regulations as they involve the reconductoring of existing electric lines.

FISCAL IMPACT

The cost of the contract is $1,736,136, plus a 15% contingency, or $260,421, for any potential change orders, for a total not-to-exceed contract amount of $1,996,557. Sufficient funding for the contract is available in the Electric Utility Capital Fund in the Northwest Loop Capacity Upgrade Project (CIP No. 2444) budget which is funded by contributions from the MECP1 Santa Clara 1, LLC (MECP1) to pay for its portion of its capacity needs and other customer service charges.

COORDINATION

This report has been coordinated with the Finance Department and the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

1. Determine the proposed actions are exempt from CEQA pursuant to Section 15302 (Class 2 - Replacement or Reconstruction) of Title 14 of the California Code of Regulations;
2. Award the Public Works Contract for the Northwest Loop Capacity Upgrade Project (CIP No. 2444) to the lowest responsive and responsible bidder, Henkels & McCoy West, LLC, in the amount of $1,736,136, and authorize the City Manager or designee to execute a public works contract (Contract) in substantially the form attached to this Report to Council, subject to the review and final approval as to form by the City Attorney; and
3. Authorize the City Manager or designee to (a)take any actions necessary to implement and administer the Contract including executing any and all documents required for the award, completion, or acceptance of the Project and (b) approve any necessary change orders not to exceed 15% of the original contract price, or $260,421, for a total contract amount not-to-exceed

$1,996,557, funded by the Electric Utility Capital Fund.

Reviewed by: Nico Procos, Director of Silicon Valley Power
Approved by: Jovan D. Grogan, City Manager

ATTACHMENTS
1. Public Works Contract for the Northwest Loop Capacity Upgrade Project

Contract

This public works contract ("Contract") is entered into by and between City of Santa Clara ("City") and _____ ("Contractor"), for work on the **Northwest Loop Capacity Upgrade Project** ("Project").

The parties agree as follows:

1. **Award of Contract.** In response to the Notice Inviting Bids, Contractor has submitted a Bid Proposal to perform the Work to construct the Project. On _____, 20___, City authorized award of this Contract to Contractor for the amount set forth in Section 4, below.

2. **Contract Documents.** The Contract Documents incorporated into this Contract include and are comprised of the documents listed below. The definitions provided in Article 1 of the General Conditions apply to all Contract Documents, including this Contract.

   2.1 Notice Inviting Bids;
   2.2 Instructions to Bidders;
   2.3 Addenda, if any;
   2.4 Bid Proposal and attachments thereto;
   2.5 Contract;
   2.6 Payment and Performance Bonds;
   2.7 General Conditions;
   2.8 Special Conditions;
   2.9 Project Plans and Specifications;
   2.10 Change Orders, if any;
   2.11 Notice of Award;
   2.12 Notice to Proceed; and
   2.13 City's Standard Details, as applicable; and
   2.14 The following: N/A

3. **Contractor's Obligations.** Contractor shall perform all of the Work required for the Project, as specified in the Contract Documents. Contractor must provide, furnish, and supply all things necessary and incidental for the timely performance and completion of the Work, including all necessary labor, materials, supplies, tools, equipment, transportation, onsite facilities, and utilities, unless otherwise specified in the Contract Documents. Contractor must use its best efforts to diligently prosecute and complete the Work in a professional and expeditious manner and to meet or exceed the performance standards required by the Contract Documents.

4. **Payment.** As full and complete compensation for Contractor's timely performance and completion of the Work in strict accordance with the terms and conditions of the Contract Documents, City will pay Contractor $_____ ("Contract Price") for all of Contractor's direct and indirect costs to perform the Work, including all labor, materials, supplies, equipment, taxes, insurance, bonds and all overhead costs, in accordance with the payment provisions in the General Conditions.

5. **Time for Completion.** Contractor shall fully complete the Work for the Project, meeting all requirements for Final Completion within the following time frames subject to the following: (1) 15 Working Days from the start date set forth in the Notice to Proceed for the NRS-MIS 60 kV Line Reconductoring (North Segment); and (2) 15 Working Days from the start date set forth in the Notice to Proceed for the SRS-CEN 60 kV Line Reconductoring (South Segment) ("Contract Time"). By signing below, Contractor expressly waives any claim for delayed early completion.

6. **Liquidated Damages.** As further specified in Section 5.4 of the General Conditions, if Contractor fails to complete the Work within the Contract Time, City will assess liquidated damages in the

amount of $2,800 per day for each day of unexcused delay in achieving Final Completion, and such liquidated damages may be deducted from City's payments due or to become due to Contractor under this Contract.

7. Labor Code Compliance.

7.1 General. This Contract is subject to all applicable requirements of Chapter 1 of Part 7 of Division 2 of the Labor Code, including requirements pertaining to wages, working hours and workers' compensation insurance, as further specified in Article 9 of the General Conditions.

7.2 Prevailing Wages. This Project is subject to the prevailing wage requirements applicable to the locality in which the Work is to be performed for each craft, classification or type of worker needed to perform the Work, including employer payments for health and welfare, pension, vacation, apprenticeship and similar purposes. Copies of these prevailing rates are available online at http://www.dir.ca.gov/DLSR.

7.3 DIR Registration. City may not enter into the Contract with a bidder without proof that the bidder and its Subcontractors are registered with the DIR to perform public work pursuant to Labor Code § 1725.5, subject to limited legal exceptions.

8. Workers' Compensation Certification. Pursuant to Labor Code § 1861, by signing this Contract, Contractor certifies as follows: "I am aware of the provisions of Labor Code § 3700 which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the Work on this Contract."

9. Conflicts of Interest. Contractor, its employees, Subcontractors, and agents may not have, maintain, or acquire a conflict of interest in relation to this Contract in violation of any City ordinance or requirement, or in violation of any California law, including Government Code § 1090 et seq., or the Political Reform Act, as set forth in Government Code § 81000 et seq. and its accompanying regulations. Any violation of this Section constitutes a material breach of the Contract.

10. Independent Contractor. Contractor is an independent contractor under this Contract and will have control of the Work and the means and methods by which it is performed. Contractor and its Subcontractors are not employees of City and are not entitled to participate in any health, retirement, or any other employee benefits from City.

11. Notice. Any notice required by or pursuant to the Contract Documents must be made in writing, signed, dated, and sent to the other party by personal delivery, U.S. Mail, a reliable overnight delivery service, or by email as a PDF file. Notice is deemed effective upon delivery, except that service by U.S. Mail is deemed effective on the second working day after deposit for delivery. Notice for each party must be given as follows:

City:

1500 Warburton Avenue
Santa Clara, CA-95050
Attn: Ryan Do
rdo@santaclaraca.gov

Copy to: Sachin Bajracharya
sbajracharya@santaclaraca.gov

Contractor:

Name:_____
Address:_____
City/State/Zip:_____
Phone:_____
Attn:_____
Email:_____
Copy to:_____

12. General Provisions.

12.1 Assignment and Successors. Contractor may not assign its rights or obligations under this Contract, in part or in whole, without City's written consent. This Contract is binding on Contractor's and City's lawful heirs, successors and permitted assigns.

12.2 Third Party Beneficiaries. There are no intended third party beneficiaries to this Contract.

12.3 Governing Law and Venue. This Contract will be governed by California law and venue will be in the Santa Clara County Superior Court, and no other place. Contractor waives any right it may have pursuant to Code of Civil Procedure § 394, to file a motion to transfer any action arising from or relating to this Contract to a venue outside of Santa Clara County, California.

12.4 Amendment. No amendment or modification of this Contract will be binding unless it is in a writing duly authorized and signed by the parties to this Contract.

12.5 Integration. This Contract and the Contract Documents incorporated herein, including authorized amendments or Change Orders thereto, constitute the final, complete, and exclusive terms of the agreement between City and Contractor.

12.6 Severability. If any provision of the Contract Documents is determined to be illegal, invalid, or unenforceable, in whole or in part, the remaining provisions of the Contract Documents will remain in full force and effect.

12.7 Iran Contracting Act. If the Contract Price exceeds $1,000,000, Contractor certifies, by signing below, that it is not identified on a list created under the Iran Contracting Act, Public Contract Code § 2200 et seq. (the "Act"), as a person engaging in investment activities in Iran, as defined in the Act, or is otherwise expressly exempt under the Act.

12.8 Authorization. Each individual signing below warrants that he or she is authorized to do so by the party that he or she represents, and that this Contract is legally binding on that party. If Contractor is a corporation, signatures from two officers of the corporation are required pursuant to California Corporations Code § 313.

The parties agree to this Contract as witnessed by the signatures below:

CITY:	Approved as to form:
s/_____	s/_____
_____ Name, Title	_____ Name, Title

Date: _____ Date: _____

Attest:

s/_____

_____
Name, Title

Date: _____

CONTRACTOR: _____
Business Name

s/_____ Seal:

_____
Name, Title

Date: _____

Second Signature (See Section 12.8):

s/_____

_____
Name, Title

Date: _____

_____
Contractor's California License Number(s) and Expiration Date(s)

Payment Bond

City of Santa Clara ("City") and _____ ("Contractor") have entered into a Contract for Work on the **Northwest Loop Capacity Upgrade Project** ("Project"). The Contract is incorporated by reference into this Payment Bond ("Bond").

1. **General.** Under this Bond, Contractor as principal and _____, its surety ("Surety"), are bound to City as obligee in an amount not less than $_____, under California Civil Code § 9550 et seq., to ensure payment to authorized claimants. This Bond is binding on the respective successors, assigns, owners, heirs, or executors of Surety and Contractor.

2. **Surety's Obligation.** If Contractor or any of its Subcontractors fails to pay a person authorized in California Civil Code § 9100 to assert a claim against a payment bond, any amounts due under the Unemployment Insurance Code with respect to work or labor performed under the Contract, or any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of Contractor and its Subcontractors under California Unemployment Insurance Code § 13020 with respect to the work and labor, then Surety will pay the obligation.

3. **Beneficiaries.** This Bond inures to the benefit of any of the persons named in California Civil Code § 9100, so as to give a right of action to those persons or their assigns in any suit brought upon this Bond. Contractor must promptly provide a copy of this Bond upon request by any person with legal rights under this Bond.

4. **Duration.** If Contractor promptly makes payment of all sums for all labor, materials, and equipment furnished for use in the performance of the Work required by the Contract, in conformance with the time requirements set forth in the Contract and as required by California law, Surety's obligations under this Bond will be null and void. Otherwise, Surety's obligations will remain in full force and effect.

5. **Waivers.** Surety waives any requirement to be notified of alterations to the Contract or extensions of time for performance of the Work under the Contract. Surety waives the provisions of Civil Code §§ 2819 and 2845. City waives the requirement of a new bond for any supplemental contract under Civil Code § 9550. Any notice to Surety may be given in the manner specified in the Contract and sent to Surety as follows:

   Attn: _____
   Address: _____
   City/State/Zip: _____
   Phone: _____
   Email: _____

6. **Law and Venue.** This Bond will be governed by California law, and venue for any dispute pursuant to this Bond will be in the Santa Clara County Superior Court, and no other place. Surety will be responsible for City's attorneys' fees and costs in any action to enforce the provisions of this Bond.

[Signatures are on the following page.]

7. Effective Date; Execution. This Bond is entered into and is effective on _____, 20__.

SURETY:

_____
Business Name

s/_____ _____
Date

_____
Name, Title

(Attach Acknowledgment with Notary Seal and Power of Attorney)

CONTRACTOR:

_____
Business Name

s/_____ _____
Date

_____
Name, Title

APPROVED AS TO FORM:

s/ _____ _____
Date

_____
Name, Title

END OF PAYMENT BOND

Performance Bond

City of Santa Clara ("City") and _____ ("Contractor") have entered into a Contract for Work on the **Northwest Loop Capacity Upgrade Project** ("Project"). The Contract is incorporated by reference into this Performance Bond ("Bond").

1. **General.** Under this Bond, Contractor as principal and _____, its surety ("Surety"), are bound to City as obligee for an amount not less than $_____ to ensure Contractor's faithful performance of its obligations under the Contract. This Bond is binding on the respective successors, assigns, owners, heirs, or executors of Surety and Contractor.

2. **Surety's Obligations.** Surety's obligations are co-extensive with Contractor's obligations under the Contract. If Contractor fully performs its obligations under the Contract, including its warranty obligations under the Contract, Surety's obligations under this Bond will become null and void. Otherwise, Surety's obligations will remain in full force and effect.

3. **Waiver.** Surety waives any requirement to be notified of and further consents to any alterations to the Contract made under the applicable provisions of the Contract Documents, including changes to the scope of Work or extensions of time for performance of Work under the Contract. Surety waives the provisions of Civil Code §§ 2819 and 2845.

4. **Application of Contract Balance.** Upon making a demand on this Bond for completion of the Work prior to acceptance of the Project, City will make the Contract Balance available to Surety for completion of the Work under the Contract. For purposes of this provision, the Contract Balance is defined as the total amount payable by City to Contractor as the Contract Price minus amounts already paid to Contractor, and minus any liquidated damages, credits, or backcharges to which City is entitled under the terms of the Contract.

5. **Contractor Default.** Upon written notification from City of Contractor's termination for default under Article 13 of the Contract General Conditions, time being of the essence, Surety must act within the time specified in Article 13 to remedy the default through one of the following courses of action:

   5.1 Arrange for completion of the Work under the Contract by Contractor, with City's consent, but only if Contractor is in default solely due to its financial inability to complete the Work;

   5.2 Arrange for completion of the Work under the Contract by a qualified contractor acceptable to City, and secured by performance and payment bonds issued by an admitted surety as required by the Contract Documents, at Surety's expense; or

   5.3 Waive its right to complete the Work under the Contract and reimburse City the amount of City's costs to have the remaining Work completed.

6. **Surety Default.** If Surety defaults on its obligations under the Bond, City will be entitled to recover all costs it incurs due to Surety's default, including legal, design professional, or delay costs.

7. **Notice.** Any notice to Surety may be given in the manner specified in the Contract and sent to Surety as follows:

   Attn: _____
   Address: _____
   City/State/Zip: _____
   Phone: _____
   Fax: _____
   Email: _____

8. **Law and Venue.** This Bond will be governed by California law, and venue for any dispute pursuant to this Bond will be in the Santa Clara County Superior Court, and no other place. Surety will be responsible for City's attorneys' fees and costs in any action to enforce the provisions of this Bond.

9. **Effective Date; Execution.** This Bond is entered into and effective on _____, 20___.

SURETY:

_____
Business Name

s/_____ _____
Date

_____
Name, Title

(Attach Acknowledgment with Notary Seal and Power of Attorney)

CONTRACTOR:

_____
Business Name

s/_____ _____
Date

_____
Name, Title

APPROVED AS TO FORM:

s/ _____ _____
Date

_____
Name, Title

END OF PERFORMANCE BOND

General Conditions

Article 1 - Definitions

Definitions. The following definitions apply to all of the Contract Documents unless otherwise indicated, e.g., additional definitions that apply solely to the Specifications or other technical documents. Defined terms and titles of documents are capitalized in the Contract Documents, with the exception of the following (in any tense or form): “day,” “furnish,” “including,” “install,” “work day,” or “working day.”

Allowance means a specific amount that must be included in the Base Bid set forth in the Bid Proposal form, for a specified purpose.

Article, as used in these General Conditions, means a numbered Article of the General Conditions, unless otherwise indicated by the context.

Change Order means a written document duly approved and executed by City, which changes the scope of Work, the Contract Price, or the Contract Time.

Chief Electric Utility Officer means the director of the Electric Utility Department, also known as Silicon Valley Power, and his or her authorized delegee(s).

City means the City of Santa Clara, acting through its City Council, officers, employees, City Engineer, and any other authorized representatives.

City Council means the City Council of the City of Santa Clara, and its authorized delegee(s).

City Engineer means the City Engineer for City and his or her authorized delegee(s).

Claim means a separate demand by Contractor for a change in the Contract Time or Contract Price, that has previously been submitted to City in accordance with the requirements of the Contract Documents, and which has been rejected by City, in whole or in part; a written demand by Contractor disputing a unilateral Change Order or a portion thereof; or a written demand by Contractor objecting to the amount of Final Payment.

Contract means the signed agreement between City and Contractor for performing the Work required for the Project, and all documents expressly incorporated therein.

Contract Documents means, collectively, all of the documents listed as such in Section 2 of the Contract, including the Notice Inviting Bids; the Instructions to Bidders; addenda, if any; the Bid Proposal and attachments thereto; the Contract; the Notice of Award and Notice to Proceed; the payment and performance bonds; the General Conditions; the Special Conditions; the Project Plans and Specifications; any Change Orders; and any other documents which are clearly and unambiguously made part of the Contract Documents. The Contract Documents do not include documents provided “For Reference Only,” or documents that are intended solely to provide information regarding existing conditions.

Contract Price means the total compensation to be paid to Contractor for performance of the Work, as set forth in the Contract and as may be amended by Change Order or adjusted for an Allowance. The Contract Price is not subject to adjustment due to inflation or due to the increased cost of labor, material, supplies, or equipment following submission of the Bid Proposal.

Contract Time means the time specified for complete performance of the Work, as set forth in the Contract and as may be amended by Change Order.

Contractor means the individual, partnership, corporation, or joint-venture that has signed the Contract with City to perform the Work.

Day means a calendar day unless otherwise specified.

Design Professional means the licensed individual(s) or firm(s) retained by City to provide architectural, engineering, or other design professional services for the Project. If no Design Professional has been retained for this Project, any reference to Design Professional is deemed to refer to the Engineer.

DIR means the California Department of Industrial Relations.

Director means the director of the Department of Public Works and his or her authorized delegee(s).

Drawings has the same meaning as Plans.

Engineer means, for a Project administered by the City's Department of Public Works, the City Engineer and his or her authorized delegees; for a Project administered by the City's Water & Sewer Utilities, the Director of Water and Sewer Utilities and his or her authorized delegees; and for a Project administered by Silicon Valley Power, the Chief Electric Utility Officer and his or her authorized delegees.

Excusable Delay is defined in Section 5.3(B), Excusable Delay.

Extra Work means new or unforeseen work added to the Project, as determined by the Engineer in his or her sole discretion, including Work that was not part of or incidental to the scope of the Work when the Contractor's bid was submitted; Work that is substantially different from the Work as described in the Contract Documents at bid time; or Work that results from a substantially differing and unforeseeable condition.

Final Completion means Contractor has fully completed all of the Work required by the Contract Documents to the City's satisfaction, including all punch list items and any required commissioning or training, and has provided the City with all required submittals including the instructions and manuals, product warranties, and as-built drawings.

Final Payment means payment to Contractor of the unpaid Contract Price, including release of undisputed retention, less amounts withheld or deducted pursuant to the Contract Documents.

Furnish means to purchase and deliver for the Project.

Government Code Claim means a claim submitted pursuant to California Government Code § 900 et seq.

Hazardous Materials means any substance or material identified as hazardous under any Laws, or any other substance or material that may be considered hazardous or otherwise subject to Laws governing handling, disposal, or cleanup.

Including, whether or not capitalized, means "including, but not limited to," unless the context clearly requires otherwise.

Inspector means the individual(s) or firm(s) retained or employed by City to test and/or inspect the workmanship, materials, and manner of construction of the Project and its components to ensure compliance with the Contract Documents and all Laws.

Install means to fix in place for materials, and to fix in place and connect for equipment.

Laws means all applicable local, state, and federal laws, regulations, rules, codes, ordinances, permits, orders, and the like enacted or imposed by or under the auspices of any governmental entity with jurisdiction over any of the Work or any performance of the Work, including health and safety requirements.

Non-Excusable Delay is defined in Section 5.3(D), Non-Excusable Delay.

Plans means the City-provided plans, drawings, details, or graphical depictions of the Project requirements, but does not include Shop Drawings.

Project means the public works project referenced in the Contract, as modified by any Project alternates elected by City, if any.

Project Manager means the individual designated by City to oversee and manage the Project on City's behalf and may include his or her authorized delegee(s) when the Project Manager is unavailable. If no Project Manager has been designated for this Project, any reference to Project Manager is deemed to refer to the Engineer.

Recoverable Costs is defined in Section 5.3(F), Recoverable Costs.

Request for Information or **RFI** means Contractor's written request for information about the Contract Documents, the Work or the Project, submitted to City in the manner and format specified by City.

Section, when capitalized in these General Conditions, means a numbered section or subsection of the General Conditions, unless the context clearly indicates otherwise.

Shop Drawings means drawings, plan details or other graphical depictions prepared by or on behalf of Contractor, and subject to City acceptance, which are intended to provide details for fabrication, installation, and the like, of items required by or shown in the Plans or Specifications.

Specialty Work means Work that must be performed by a specialized Subcontractor with the specified license or other special certification, and that the Contractor is not qualified to self-perform.

Specifications means the technical, text specifications describing the Project requirements, which are prepared for and incorporated into the Contract by or on behalf of City, and does not include the Contract, General Conditions or Special Conditions.

Standard Details means the latest version of the City's standard details and technical standards, including the City of Santa Clara Standard Details, available at https://www.santaclaraca.gov/our-city/departments-g-z/public-works/engineering/technical-documents, and the Silicon Valley Power Technical Standards, which may be available at https://www.siliconvalleypower.com/svp-and-community/rules-and-regulations and/or provided by City upon request.

Standard Plans means the latest version of the State of California Department of Transportation Standard Plans.

Subcontractor means an individual, partnership, corporation, or joint-venture retained by Contractor directly or indirectly through a subcontract to perform a specific portion of the Work. The term Subcontractor applies to subcontractors of all tiers, unless otherwise indicated by the context. A third party such as a utility performing related work on the Project is not a Subcontractor, even if Contractor must coordinate its Work with the third party.

Technical Specifications has the same meaning as Specifications.

Work means all of the construction and services necessary for or incidental to completing the Project in conformance with the requirements of the Contract Documents.

Work Day or **Working Day**, whether or not capitalized, means a weekday when the City is open for business, and does not include the following holidays observed by the City. If a holiday falls on a Saturday, the preceding Friday will be the holiday. If a holiday falls on a Sunday, the following Monday will be the holiday.

(A) New Year's Day, January 1;
(B) Martin Luther King Jr.'s Birthday, third Monday in January;
(C) Presidents' Day, third Monday in February;
(D) Spring Holiday, the Friday before Easter Sunday;
(E) Memorial Day, last Monday in May;
(F) Independence Day, July 4;
(G) Labor Day, first Monday in September;
(H) Admission Day, September 9;
(I) Indigenous Peoples' Day, second Monday in October;
(J) Veterans' Day, November 11;
(K) Thanksgiving Day;
(L) The Day following Thanksgiving Day;
(M) Christmas Day and City Closure, December 25-31; and
(N) Each day appointed by the Governor of California and formally recognized by the City Council as a day of mourning, thanksgiving, or special observance.

Worksite means the place or places where the Work is performed, which includes, but may extend beyond the Project site, including separate locations for staging, storage, or fabrication.

Article 2 - Roles and Responsibilities

2.1 City.

(A) ***City Council.*** The City Council has final authority in all matters affecting the Project, except to the extent it has delegated authority to the Engineer.

(B) ***Engineer.*** The Engineer, acting within the authority conferred by the City Council, is responsible for administration of the Project on behalf of City, including authority to provide directions to the Design Professional and to Contractor to ensure proper and timely completion of the Project. The Engineer's decisions are final and conclusive within the scope of his or her authority, including interpretation of the Contract Documents.

(C) ***Project Manager.*** The Project Manager assigned to the Project will be the primary point of contact for the Contractor and will serve as City's representative for daily administration of the Project on behalf of City. Unless otherwise specified, all of Contractor's communications to City (in any form) will go to or through the Project Manager. City reserves the right to reassign the Project Manager role at any time or to delegate duties to additional City representatives, without prior notice to or consent of Contractor.

(D) ***Design Professional.*** The Design Professional is responsible for the overall design of the Project and, to the extent authorized by City, may act on City's behalf to ensure performance of the Work in compliance with the Plans and Specifications, including any design changes authorized by Change Order. The Design Professional's duties may include review of Contractor's submittals, visits to any Worksite, inspecting the Work, evaluating test and inspection results, and participation in Project-related meetings, including any pre-construction conference, weekly meetings, and coordination meetings. The Design Professional's interpretation of the Plans or Specifications is final and conclusive.

2.2 Contractor.

(A) ***General.*** Contractor must provide all labor, materials, supplies, equipment, services, and incidentals necessary to perform and timely complete the Work in strict accordance with the Contract Documents, and in an economical and efficient manner in the best interests of City, and with minimal inconvenience to the public.

(B) ***Responsibility for the Work and Risk of Loss.*** Contractor is responsible for supervising and directing all aspects of the Work to facilitate the efficient and timely completion of the Work. Contractor is solely responsible for and required to exercise full control over the Work, including the construction means, methods, techniques, sequences, procedures, safety precautions and programs, and coordination of all portions of the Work with that of all other contractors and Subcontractors, except to the extent that the Contract Documents provide other specific instructions. Contractor's responsibilities extend to any plan, method or sequence suggested, but not required by City or specified in the Contract Documents. From the date of commencement of the Work until either the date on which City formally accepts the Project or the effective date of termination of the Contract, whichever is later, Contractor bears all risks of injury or damage to the Work and the materials and equipment delivered to any Worksite, by any cause including fire, earthquake, wind, weather, vandalism or theft, subject to the limitations of Laws, including Public Contract Code § 7105.

(C) ***Project Administration.*** Contractor must provide sufficient and competent administration, staff, and skilled workforce necessary to perform and timely complete the Work in accordance with the Contract Documents. Before starting the Work, Contractor must designate in writing and provide complete contact information, including telephone numbers, email address, and emergency contact information, for the officer or employee in Contractor's organization who is to serve as Contractor's primary representative for the Project, and who has authority to act on Contractor's behalf. A Subcontractor may not serve as Contractor's primary representative.

(D) ***On-Site Superintendent.*** Contractor must, at all times during performance of the Work, provide a qualified and competent full-time superintendent acceptable to City, and assistants as necessary, who must be physically present at the Project site while any aspect of the Work is being performed. The superintendent must have full authority to act and communicate on behalf of Contractor, and Contractor shall be bound by the superintendent's communications to City. City's approval of the superintendent is required before the Work commences. Contractor must also provide emergency contact information for the superintendent. If City is not satisfied with the superintendent's performance, City may request a qualified replacement of the superintendent. Failure to comply may result in temporary suspension of the Work, at Contractor's sole expense and with no extension of Contract Time, until an approved superintendent is physically present to supervise the Work. Contractor must provide written notice to City, as soon as practicable, and receive City's approval, before replacing the superintendent.

(E) ***Standards.*** Contractor must, at all times, ensure that the Work is performed in an efficient, skillful manner following best practices and in full compliance with the Contract Documents, Laws, all rules and regulations of public utilities, and applicable manufacturer's recommendations. Contractor has a material and ongoing obligation to provide true and complete information, to the best of its knowledge, with respect to all records, documents, or communications pertaining to the Project, including oral or written reports, statements, certifications, Change Order requests, or Claims.

(F) ***Meetings.*** Contractor, its project manager, superintendent and any primary Subcontractors requested by City, must conduct and/or attend, as applicable, the meetings specified in this subsection. For each meeting, Contractor must prepare meeting minutes and submit the meeting minutes to City following the meeting.

(1) *Pre-Construction Conference.* Contractor, its project manager, superintendent, authorized representative responsible for scheduling, and any primary Subcontractors and/or key personnel requested by City, must attend a pre-construction conference. City will designate a date and time for a pre-construction conference with Contractor following Contract execution. The parties will discuss coordination between City and Contractor and Project administration procedures, including, but not limited to, schedules, personnel and vehicle permit procedures, use of premises, location for temporary facilities at the

Project site, security, submittal procedures, utility shutdown procedures, inspection and testing procedures, control and reference point survey procedures, and Contractor's safety program. Contractor must present City with the following information or documents at the conference for City's review and acceptance before the Work commences:

(a) Name, 24-hour contact information, and qualifications of the proposed on-site superintendent;

(b) List of all key Project personnel and their complete contact information, including email addresses and telephone numbers during regular hours and after hours;

(c) Staging plans that identify the sequence of the Work, including any phases and alternative sequences or phases, with the goal of minimizing the impacts on residents, businesses and other operations in the Project vicinity;

(d) Contractor's traffic control and detour plan and any other traffic control plans associated with the staging plans, that are signed and stamped by a licensed engineer (if required);

(e) Contractor's initial schedule, if applicable, and draft baseline schedule for the Work as required under Section 5.2;

(f) Submittal schedule with list of Project submittals that require City review, and list of the proposed material suppliers;

(g) Draft schedule of values as required under Section 8.1, to be finalized prior to Contractor's submission of the first application for payment;

(h) Letter of authorization to execute Change Orders on behalf of Contractor; and

(i) Any other documents specified in the Special Conditions or Notice of Award.

(2) *Weekly Progress Meetings*. Contractor, its project manager, superintendent, and any Subcontractors and/or key personnel requested by City, must attend weekly Project progress meetings scheduled with City. The progress meetings will be held at Contractor's office at the Project site unless otherwise directed by City. The subjects for discussion at the weekly progress meetings may include, but are not limited to, any meeting minutes from a previous meeting; review of progress of the Work since the previous meeting; Work schedules, including progress schedules, delivery schedules, and adjustments thereto; the status of submittals, RFIs, or Change Orders; the Contractor's safety program activities and results, including reports on any serious injuries and/or damage accidents; and any other items affecting the progress of Work. Contractor shall prepare an agenda for progress meeting(s). If there are any questions from City at a progress meeting that require further response from Contractor, Contractor must respond to those questions in writing within five days following the meeting.

(3) *Special Meetings*. At any time during the progress of the Work, City may schedule special meetings with the Contractor, including, but not limited to, meetings in emergency situations. Contractor, its project manager, superintendent, and any Subcontractors and/or key personnel requested by City, must attend any such special meetings, as directed by City.

(4) *Safety Meetings*. At a minimum, Contractor must conduct monthly safety committee meetings and weekly toolbox safety talks with its workers.

(5) *Coordination Meetings*. In order to fulfill its coordination obligations, Contractor shall hold coordination meetings with other parties relating to other work being performed on or near the Project site or in relation to the Project, including work or activities performed by City, other contractors, or other utility owners. Contractor shall plan, coordinate, and schedule any such meetings with utility companies and City forces installing utilities. At least five days in advance of any such meeting, Contractor shall notify the Engineer and invite the Engineer to attend the meeting. Contractor shall be responsible for presiding over these meetings, as well as preparing and distributing meeting minutes within three working days following any such meeting.

(G) ***Construction Records.*** Contractor shall maintain up-to-date, thorough, legible, and dated daily job reports, which document all significant activity on the Project for each day that Work is performed on the Project. The daily report for each day must include the number of workers by trade at the Project site; the equipment used to perform the Work; identification of Subcontractors performing Work; primary Work activities; major deliveries; problems encountered, including injuries, if any; weather and site conditions; and delays, if any. Contractor must submit the daily job reports to the City either at the close of the same day to which the daily job report pertains or the following morning. Contractor shall take date and time-stamped photographs to document general progress of the Project, including site conditions prior to construction activities, before and after photographs at offset trench laterals, existing improvements and utilities, damage and restoration. Contractor shall maintain copies of all subcontracts, Project-related correspondence with Subcontractors, and records of meetings with Subcontractors. Upon request by the City, Contractor shall permit inspection of and/or provide copies of any of these construction records.

(H) ***Responsible Party.*** Contractor is solely responsible to City for the acts or omissions of any Subcontractors, or any other party or parties performing portions of the Work or providing equipment, materials or services for or on behalf of Contractor or the Subcontractors. Upon City's written request, Contractor must promptly and permanently remove from the Project, at no cost to City, any employee or Subcontractor or employee of a Subcontractor who the Engineer has determined to be incompetent, intemperate or disorderly, or who has failed or refused to perform the Work as required under the Contract Documents. Contractor shall ensure that no alcohol, firearms, weapons, or controlled substances enter or are used at the Project site.

(I) ***Correction of Defects.*** Contractor must promptly correct, at Contractor's sole expense, any Work that is determined by City to be deficient or defective in any way, including workmanship, materials, parts, or equipment, as well as any Work that is impacted by deficient of defective Work. Workmanship, materials, parts, or equipment that do not conform to the requirements under the Contract Documents, as determined by City, will be considered defective and subject to rejection. Contractor must also promptly correct, at Contractor's sole expense, any Work performed beyond the lines and grades shown on the Plans or established by City, and any Extra Work performed without City's prior written approval. If Contractor fails to correct or to take reasonable steps toward correcting Work contemplated by this paragraph within five days following notice from City, or within the time specified in City's notice to correct, City may elect to have the Work corrected by its own forces or by a third party, in which case the cost of correction will be deducted from the Contract Price. If City elects to correct the Work due to Contractor's failure or refusal to do so, City or its agents will have the right to take possession of and use any equipment, supplies, or materials available at the Project site or any Worksite on City property, in order to effectuate the correction, at no extra cost to City. Contractor's warranty obligations under Section 11.2, Warranty, will not be waived nor limited by City's actions to correct Work under these circumstances. Alternatively, City may elect to retain the Work, and deduct the difference in value, as determined by the Engineer, from payments otherwise due to Contractor. This paragraph also applies to any defective Work performed by Contractor during the one-year warranty period under Section 11.2.

(1) Contractor shall also be responsible for the costs to correct other work that is being performed on or adjacent to the Project site that is impacted by the defective Work of Contractor and the City may deduct those costs from payment otherwise due Contractor.

(2) Contractor is responsible for all claims, costs, losses, damages, expenses, and liabilities incurred or sustained by City or Contractor related to City's investigation, assessment, and/or remedy of defective Work.

(J) ***Contractor's Records.*** Contractor must maintain all of its records relating to the Project in any form, including paper documents, photos, videos, electronic records, approved samples, and the construction records required pursuant to paragraph (G), above. Project records subject to this provision include complete Project cost records and records relating to preparation of Contractor's bid, including estimates, take-offs, and price quotes or bids.

(1) Contractor's cost records must include all supporting documentation, including original receipts, invoices, and payroll records, evidencing its direct costs to perform the Work, including, but not limited to, costs for labor, materials, and equipment. Each cost record should include, at a minimum, a description of the expenditure with references to the applicable requirements of the Contract Documents, the amount actually paid, the date of payment, and whether the expenditure is part of the original Contract Price, related to an executed Change Order, or otherwise categorized by Contractor as Extra Work. Contractor's failure to comply with this provision as to any claimed cost operates as a waiver of any rights to recover the claimed cost.

(2) Contractor must continue to maintain its Project-related records in an organized manner for a period of five years after City's acceptance of the Project, as set forth in Section 11.1(C), or following Contract termination, whichever occurs first. Subject to prior notice to Contractor, City is entitled to inspect or audit any of Contractor's records relating to the Project during Contractor's normal business hours. Contractor's records may also be subject to examination and audit by the California State Auditor, pursuant to Government Code § 8546.7. The record-keeping requirements set forth in this subsection 2.2(J) will survive expiration or termination of the Contract.

(K) ***Copies of Project Documents.*** Contractor and its Subcontractors must keep copies, at the Project site, of all Work-related documents, including the Contract, permit(s), Plans, Specifications, addenda, Contract amendments, Change Orders, RFIs and RFI responses, Shop Drawings, as-built drawings, schedules, daily records, testing and inspection reports or results, and any related written interpretations. These documents must be available to City for reference at all times during construction of the Project.

(L) ***Quality Control***. Contractor is responsible for implementing quality control activities to ensure that all materials, products, equipment, services, and workmanship meet the quality requirements of the Specifications and Plans, and that the Work complies with the Contract Documents. The quality control activities must include, at a minimum, identification of quality standards and references, procedures to ensure activities and the Work comply with the quality standards, and testing and inspection to verify quality of materials and workmanship. When no quality basis is prescribed in the Contract Documents, the quality and testing procedures shall be in accordance with the best acceptable practices of the construction industry for the locale of the Project, for projects of this type, or standards set by engineering or technical societies, whichever is more stringent. Contractor must employ and assign knowledgeable and skilled personnel to perform quality control functions to ensure that the Work complies with the requirements of the Contract Documents.

2.3 Subcontractors.

(A) ***General.*** All Work which is not performed by Contractor with its own forces must be performed by Subcontractors. City reserves the right to approve or reject any and all Subcontractors proposed to perform the Work, for reasons including the Subcontractor's poor reputation, lack of relevant experience, financial instability, and lack of technical ability or adequate trained workforce. Each Subcontractor must obtain a City business license before performing any Work.

(B) ***Contractual Obligations.*** Contractor must require each Subcontractor to comply with the provisions of the Contract Documents as they apply to the Subcontractor's portion(s) of the Work, including the generally applicable terms of the Contract Documents, and to likewise bind their subcontractors. Contractor shall provide that the rights that each Subcontractor may have against any manufacturer, distributor, or supplier for breach of warranty or guarantee relating to items provided by the Subcontractor for the Project, will be assigned to City. Nothing in these Contract Documents creates a contractual relationship between a Subcontractor and City, but City is deemed to be a third-party beneficiary of the contract between Contractor and each Subcontractor.

(C) ***Termination.*** If the Contract is terminated, each Subcontractor's agreement must be assigned by Contractor to City, subject to the prior rights of any surety, but only if and to the extent that City accepts, in writing, the assignment by written notification, and assumes all rights and obligations of Contractor pursuant to each such subcontract agreement.

(D) ***Substitution of Subcontractor.*** If Contractor requests substitution of a listed Subcontractor under Public Contract Code § 4107, Contractor is solely responsible for all costs City incurs in responding to the request, including legal fees and costs to conduct a hearing, and any increased subcontract cost to perform the Work that was to be performed by the listed Subcontractor. If City determines that a Subcontractor is unacceptable to City based on the Subcontractor's failure to satisfactorily perform its Work, or for any of the grounds for substitution listed in Public Contract Code § 4107(a), City may request removal of the Subcontractor from the Project. Upon receipt of a written request from City to remove a Subcontractor pursuant to this paragraph, Contractor shall immediately remove the Subcontractor from the Project and, at no further cost to City, will either (1) self-perform the remaining Work to the extent that Contractor is duly licensed and qualified to do so, or (2) substitute a Subcontractor that is acceptable to City, in compliance with Public Contract Code § 4107, as applicable.

2.4 Coordination of Work.

(A) ***Concurrent Work.*** City reserves the right to perform, have performed, or permit performance of other work on or adjacent to the Project site while the Work is being performed for the Project. Contractor is responsible for coordinating its Work with other work being performed on or adjacent to the Project site, including by any utility companies or agencies, and must avoid hindering, delaying, or interfering with the work of other contractors, individuals, or entities, and must ensure safe and reasonable site access and use as required or authorized by City. To the full extent permitted by law, Contractor must hold harmless and indemnify City against any and all claims arising from or related to Contractor's avoidable, negligent, or willful hindrance of, delay to, or interference with the work of any utility company or agency or another contractor or subcontractor.

(B) ***Coordination.*** If Contractor's Work will connect or interface with work performed by others, Contractor is responsible for independently measuring and visually inspecting such work to ensure a correct connection and interface. Contractor is responsible for any failure by Contractor or its Subcontractors to confirm measurements before proceeding with connecting Work. Before proceeding with any portion of the Work affected by the construction or operations of others, Contractor must give the Project Manager prompt written notification of any defects Contractor discovers which will prevent the proper execution of the Work. Failure to give notice of

any known or reasonably discoverable defects will be deemed acknowledgement by Contractor that the work of others is not defective and will not prevent the proper execution of the Work. Contractor must also promptly notify City if work performed by others, including work or activities performed by City's own forces, is operating to hinder, delay, or interfere with Contractor's timely performance of the Work. City reserves the right to backcharge Contractor for any additional costs incurred due to Contractor's failure to comply with the requirements in this Section 2.4.

2.5 Submittals. Unless otherwise specified, Contractor must submit to the Engineer for review and acceptance, all schedules, reports, Shop Drawings, samples, test specimens, product data, and similar submittals required by the Contract Documents, or upon request by the Engineer. Unless otherwise specified, all submittals, including Requests for Information, are subject to the general provisions of this Section, as well as specific submittal requirements that may be included elsewhere in the Contract Documents, including the Special Conditions or Specifications. At the pre-construction conference, Contractor must submit a submittal schedule to the Engineer that lists each submittal required by the Contract Documents and the scheduled date of submission, consistent with any specified deadlines for submission set forth in the Contract Documents, and that accounts for City review and processing, as required by Section 01330 of the Specifications.

(A) ***General.*** Contractor is responsible for ensuring that all submittals are accurate and conform to the Contract Documents.

(B) ***Time and Manner of Submission.*** Contractor must ensure that its submittals are prepared and delivered in a manner consistent with the current City-accepted schedule for the Work and within the applicable time specified in the Contract Documents, or if no time is specified, in such time and sequence so as not to delay the performance of the Work or completion of the Project.

(C) ***Required Contents.*** Each submittal must include the Project name and contract number, Contractor's name and address, the name and address of any Subcontractor or supplier involved with the submittal, the date, and references to applicable Specification section(s) and/or drawing and detail number(s).

(D) ***Required Corrections.*** If corrections are required, Contractor must promptly make and submit any required corrections as specified in full conformance with the requirements of this Section, or other requirements that apply to that submittal.

(E) ***Effect of Review and Acceptance.*** Review and acceptance of a submittal by City will not relieve Contractor from complying with the requirements of the Contract Documents. Contractor is responsible for any errors in any submittal, and review or acceptance of a submittal by City is not an assumption of risk or liability by City.

(F) ***Enforcement.*** Any Work performed or any material furnished, installed, fabricated or used without City's prior acceptance of a required submittal is performed or provided at Contractor's risk, and Contractor may be required to bear the costs incident thereto, including the cost of removing and replacing such Work, repairs to other affected portions of the Work or material, and the cost of additional time or services required of City, including costs for the Design Professional, Project Manager, or Inspector.

(G) ***Excessive RFIs.*** A RFI will be considered excessive or unnecessary if City determines that the explanation or response to the RFI is clearly and unambiguously discernable from the Contract Documents. City's costs to review and respond to excessive or unnecessary RFIs may be deducted from payments otherwise due to Contractor.

(H) ***Availability of Samples***. Contractor must make available to City all approved samples on a continuous basis and at a convenient location.

2.6 Shop Drawings. When Shop Drawings are required by the Specifications or requested by the Engineer, they must be prepared according to best practices at Contractor's expense. The Shop Drawings must be of a size and scale to clearly show all necessary details. If City requires changes, the corrected Shop Drawings must be resubmitted to the Engineer for review within the time specified by the Engineer. For all Project components requiring Shop Drawings, Contractor will not furnish materials or perform any Work until the Shop Drawings for those components are accepted by City. Contractor is responsible for any errors or omissions in the Shop Drawings, shop fits and field corrections; any deviations from the Contract Documents; and for the results obtained by the use of Shop Drawings. Acceptance of Shop Drawings by City does not relieve Contractor of Contractor's responsibility.

2.7 Access to Work. Contractor must afford prompt and safe access to any Worksite by City and its employees, agents, or consultants authorized by City; and upon request by City, Contractor must promptly arrange for City representatives to visit or inspect manufacturing sites or fabrication facilities for items to be incorporated into the Work.

2.8 Personnel. Contractor and its Subcontractors must employ only competent and skillful personnel to perform the Work. Contractor and its Subcontractor's supervisors, security or safety personnel, and employees who have unescorted access to the Project site must possess proficiency in English sufficient to read, understand, receive, and implement oral or written communications or instructions relating to their respective job functions, including safety and security requirements. Upon written notification from the Engineer, Contractor and its Subcontractors must immediately discharge any personnel who are incompetent, disorderly, disruptive, threatening, abusive, or profane, or otherwise refuse or fail to comply with the requirements of the Contract Documents or Laws, including Laws pertaining to health and safety. Any such discharged personnel may not be re-employed or permitted on the Project in any capacity without City's prior written consent.

Article 3 - Contract Documents

3.1 Interpretation of Contract Documents.

(A) ***Plans and Specifications.*** The Plans and Specifications included in the Contract Documents are complementary. If Work is shown on one but not on the other, Contractor must perform the Work as though fully described on both, consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results. The Plans and Specifications are deemed to include and require everything necessary and reasonably incidental to completion of the Work, whether or not particularly mentioned or shown. Contractor must perform all Work and services and supply all things reasonably related to and inferable from the Contract Documents. In the event of a conflict between the Plans and Specifications, the Specifications will control, unless the drawing(s) at issue are dated later than the Specification(s) at issue. Detailed drawings take precedence over general drawings, and large-scale drawings take precedence over smaller scale drawings. Any arrangement or division of the Plans and Specifications into sections is for convenience and is not intended to limit the Work required by separate trades. A conclusion presented in the Plans or Specifications is only a recommendation. Actual locations and depths must be determined by Contractor's field investigation. Contractor may request access to underlying or background information in City's possession that is necessary for Contractor to form its own conclusions.

(B) ***Duty to Notify and Seek Direction.*** If Contractor becomes aware of a changed condition in the Project, or of any ambiguity, conflict, inconsistency, discrepancy, omission, or error in the Contract Documents, including the Plans or Specifications, Contractor must promptly submit a Request for Information to the Engineer, using an RFI form acceptable to the City, and wait for a response from City before proceeding further with the related Work. The RFI must notify City of the issue, specify the affected Work activity per the progress schedule, specify the time criticality of the RFI, and request clarification, interpretation or direction. The Engineer's

clarification, interpretation or direction will be final and binding on Contractor. If Contractor proceeds with the related Work before obtaining City's response, Contractor shall be responsible for any resulting costs, including the cost of correcting any incorrect or defective Work that results. Timely submission of a clear and complete RFI is essential to avoiding delay. Contractor must submit time critical RFIs at least 30 days in advance of the scheduled start date of the affected Work. Delay resulting from Contractor's failure to submit a timely and complete RFI to the Engineer is Non-Excusable Delay. If Contractor believes that City's response to an RFI justifies a change to the Contract Price or Contract Time, Contractor must perform the Work as directed, but may submit a timely Change Order request in accordance with the Contract Documents. (See Articles 5 and 6.)

(C) ***Figures and Dimensions.*** In the event of a conflict between figures and scaled dimensions, figures control over scaled dimensions.

(D) ***Technical or Trade Terms.*** Any terms that have well-known technical or trade meanings will be interpreted in accordance with those meanings, unless otherwise specifically defined in the Contract Documents.

(E) ***Measurements.*** Contractor must verify all relevant measurements in the Contract Documents and at the Project site before ordering any material or performing any Work, and will be responsible for the correctness of those measurements or for costs that could have been avoided by independently verifying measurements.

(F) ***Compliance with Laws.*** The Contract Documents are intended to comply with Laws and will be interpreted to comply with Laws. If Contractor believes that a requirement in the Contract Documents conflicts with Laws, then Contractor shall submit an RFI to City, in accordance with Section 3.1(B), above. Unless otherwise specified by City, in the event of a conflict or inconsistency among (1) the Contract Documents and Laws or (2) among different Laws, Contractor must comply with the most stringent requirement. If the Plans or Specifications require or describe products or execution of better quality, higher standard, or greater size than required by Laws, the Plans and Specifications will take precedence, provided the requirements therein comply with Laws. If there are no specific requirements for compliance with Laws in the Plans or Specifications, Contractor must nonetheless comply with the requirements of Laws.

(G) ***Manufacturer's Recommendations; Standards and Code Compliance.*** Unless more stringent requirements are set forth in the Plans or Specifications, Contractor must comply with manufacturer's instructions and recommendations, reference standards and building code research report requirements in preparing, fabricating, erecting, installing, applying, connecting, and finishing the Work. Contractor must secure City's advanced written consent for any proposed deviations from reference standards and building code research report requirements and manufacturer's instructions and recommendations. Contractor must document and explain all such deviations to City and provide an acknowledgement by the manufacturer that such deviations are acceptable and appropriate for the Project, if applicable.

3.2 Order of Precedence. Information included in one Contract Document but not in another will not be considered a conflict or inconsistency. Unless otherwise specified in the Special Conditions, in case of any conflict or inconsistency among the Contract Documents, the following order of precedence will apply, beginning from highest to lowest, with the most recent version taking precedent over an earlier version:

(A) Change Orders;
(B) Addenda;
(C) Contract;
(D) Notice to Proceed;
(E) Attachment for Caltrans Contract Requirements (only if used);
(F) Special Conditions;

(G) General Conditions;
(H) Payment and Performance Bonds;
(I) Specifications;
(J) Plans;
(K) Notice of Award;
(L) Notice Inviting Bids;
(M) Attachment for Caltrans Bidding Requirements (only if used);
(N) Instructions to Bidders;
(O) Contractor's Bid Proposal and attachments;
(P) the City's Standard Details, as applicable; and
(Q) Any generic documents prepared by and on behalf of a third party, that were not prepared specifically for this Project, such as the Caltrans Standard Specifications or Caltrans Standard Plans.

3.3 Caltrans Standard Specifications. Any reference to or incorporation of the Standard Specifications of the State of California, Department of Transportation ("Caltrans"), including "Standard Specifications," "Caltrans Specifications," "State Specifications," or "CSS," means the most current edition of Caltrans' Standard Specifications, unless otherwise specified ("Caltrans Standard Specifications"), including the most current amendments as of the date that Contractor's bid was submitted for this Project. The following provisions apply to use of or reference to the Caltrans Standard Specifications:

(A) ***Limitations.*** The "General Provisions" of the Caltrans Standard Specifications, i.e., Division I (sections 1 through 9), do not apply to these Contract Documents with the exception of any specific provisions, if any, which are expressly stated to apply to these Contract Documents.

(B) ***Conflicts or Inconsistencies.*** If there is a conflict or inconsistency between any provision in the Caltrans Standard Specifications and a provision of these Contract Documents, as determined by City, the provision in the Contract Documents will govern.

(C) ***Meanings.*** Terms used in the Caltrans Standard Specifications are to be interpreted as follows:

(1) Any reference to the "Engineer" is deemed to mean the City Engineer.

(2) Any reference to the "Special Provisions" is deemed to mean Contract Documents.

(3) Any reference to the "Department" or "State" is deemed to mean City.

3.4 For Reference Only. Contractor is responsible for the careful review of any document, study, or report provided by City or appended to the Contract Documents solely for informational purposes and identified as "For Reference Only." Nothing in any document, study, or report so appended and identified is intended to supplement, alter, or void any provision of the Contract Documents. Contractor is advised that City or its representatives may be guided by information or recommendations included in such reference documents, particularly when making determinations as to the acceptability of proposed materials, methods, or changes in the Work. Any record drawings or similar final or accepted drawings or maps that are not part of the Contract Documents are deemed to be For Reference Only. The provisions of the Contract Documents are not modified by any perceived or actual conflict with provisions in any document that is provided For Reference Only. Geotechnical data, reports, and analyses of any kind are "For Reference Only" documents, whether or not they are attached to the Contract Documents.

3.5 Current Versions. Unless otherwise specified by City, any reference to standard specifications, technical specifications, or any City or state codes or regulations means the latest specification, code, or regulation in effect on the date that bids were due.

3.6 Conformed Copies. If City prepares a conformed set of the Contract Documents following award of the Contract, it will provide Contractor with two hard copy (paper) sets, if requested, and one copy of the electronic file in PDF format. It is Contractor's responsibility to ensure that all Subcontractors, including fabricators, are provided with the conformed set of the Contract Documents at Contractor's sole expense.

3.7 Ownership. No portion of the Contract Documents may be used for any purpose other than construction of the Project, without prior written consent from City. Contractor is deemed to have conveyed the copyright in any designs, drawings, specifications, Shop Drawings, or other documents (in paper or electronic form) developed by Contractor for the Project, and City will retain all rights to such works, including the right to possession.

Article 4 – Bonds, Indemnity, and Insurance

4.1 Payment and Performance Bonds. Within ten days following issuance of the Notice of Award, Contractor is required to provide a payment bond and a performance bond, each in the penal sum of not less than 100% of the Contract Price, and each executed by Contractor and its surety using the bond forms included with the Contract Documents.

(A) ***Surety*.** Each bond must be issued and executed by a surety admitted in California with an A.M. Best's financial strength rating of "A" or better and a financial size rating of "VI" or better. If an issuing surety cancels the bond or becomes insolvent, within seven days following written notice from City, Contractor must substitute a surety acceptable to City. If Contractor fails to substitute an acceptable surety within the specified time, City may, at its sole discretion, withhold payment from Contractor until the surety is replaced to City's satisfaction, or terminate the Contract for default.

(B) ***Supplemental Bonds for Increase in Contract Price*.** If the Contract Price increases during construction by five percent or more over the original Contract Price, Contractor must provide supplemental or replacement bonds within ten days of written notice from City pursuant to this Section, covering 100% of the increased Contract Price and using the bond forms included with the Contract Documents.

4.2 Responsibility and Indemnity.

(A) ***Limitation on Liability*.** City and each of its officers, employees, consultants and agents including, but not limited to, the City Council and Engineer, shall not be liable or accountable in any manner for loss or damage that may happen to any part of the Work; loss or damage to materials or other things used or employed in performing the Work; injury, sickness, disease, or death of any person; or damage to property resulting from any cause whatsoever except their sole negligence, willful misconduct or active negligence, attributable to performance or character of the Work, and Contractor releases all of the foregoing persons and entities from any and all such claims.

(B) ***Indemnification*.** To the fullest extent permitted by law (including, without limitation, California Civil Code § 2782), Contractor shall assume defense of, and indemnify and hold harmless, City and each of its officers, employees, consultants, and agents, including, but not limited to, the City Council and Engineer, from claims, suits, actions, losses and liability of every kind, nature and description, including, but not limited to, claims and fines of regulatory agencies and attorney's fees and consultant's fees, directly or indirectly arising out of, connected with or resulting from performance of the Work, failure to perform the Work, or condition of the Work which is caused in whole or part by any act or omission of Contractor, Subcontractors, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether it is caused in part by the negligence of City or by any person or entity required to be indemnified hereunder, except as set forth in subsection (E), below. This

indemnity requirement applies to any liability arising from alleged defects in the content or manner of submission of Contractor's bid for the Contract. Contractor's failure or refusal to timely accept a tender of defense pursuant to this Contract will be deemed a material breach of the Contract.

(C) ***Third-Party Claims*.** City will timely notify Contractor upon receipt of any third-party claim relating to the Contract, as required by Public Contract Code § 9201. With respect to third-party claims against Contractor, Contractor waives any and all rights to any type of express or implied indemnity against City and each of its officers, employees, consultants, and agents, including, but not limited to City, the City Council, and Engineer.

(D) ***Continuing Obligations*.** To the fullest extent permitted by law (including, without limitation, Civil Code § 2782), the indemnities, releases of liability, and limitations of liability, claims procedures, and limitations of remedy expressed throughout the Contract Documents shall apply even in the event of breach of contract, negligence, fault or strict liability of the party or parties indemnified, released, or limited in liability, and shall survive the termination, rescission, breach, abandonment, or completion of the Work or the terms of the Contract Documents. If Contractor fails to perform any of these defense or indemnity obligations, City may in its discretion back charge Contractor for City's costs and damages resulting therefrom and deduct such sums from payments due to Contractor.

(E) ***Exceptions*.** The indemnities in this Section 4.2 shall not apply to City or other indemnified party to the extent of its sole negligence or willful misconduct; nor shall they apply to City or other indemnified party to the extent of its active negligence.

4.3 Insurance. No later than ten days following issuance of the Notice of Award, Contractor must procure and provide proof of the insurance coverage required by the Contract Documents in the form of certificates and endorsements acceptable to City. (See Section 1 of the Special Conditions.) The required insurance must cover the activities of Contractor and its Subcontractors relating to or arising from the performance of the Work, and must remain in full force and effect at all times during the period covered by the Contract, through the date of City's acceptance of the Project. All required insurance must be issued by a company licensed to do business in the State of California, and each such insurer must have an A.M. Best's financial strength rating of "A" or better and a financial size rating of "VI" or better. If Contractor fails to provide any of the required coverage in full compliance with the requirements of the Contract Documents, City may, at its sole discretion, purchase such coverage at Contractor's expense and deduct the cost from payments due to Contractor, or terminate the Contract for default. The procurement of insurance will not be construed to limit Contractor's liability under this Contract or to fulfill Contractor's indemnification obligations under this Contract.

Article 5 – Contract Time

5.1 Time is of the Essence. Time is of the essence in Contractor's performance and completion of the Work, and Contractor must diligently prosecute the Work and complete it within the Contract Time.

(A) ***General.*** Contractor must commence the Work on the date indicated in the Notice to Proceed and must fully complete the Work in strict compliance with all requirements of the Contract Documents and within the Contract Time. Contractor may not begin performing the Work before the date specified in the Notice to Proceed.

(B) ***Advanced Contract Time.*** Contractor may request an earlier (advanced) time for completion, which City may decide to accept or reject, in its sole discretion. Contractor is not entitled to any extra compensation in the event that it fails to complete the Project within the advanced Contract Time, but within the original time specified for completion.

(C) ***Authorization.*** Contractor is not entitled to compensation or credit for any Work performed before the date specified in the Notice to Proceed, with the exception of any schedules, submittals, or other requirements, if any, that must be provided or performed before issuance of the Notice to Proceed.

(D) ***Rate of Progress.*** Contractor and its Subcontractors must, at all times, provide workers, materials, and equipment sufficient to maintain the rate of progress necessary to ensure full completion of the Work within the Contract Time. If City determines that Contractor is failing to prosecute the Work at a sufficient rate of progress, City may, in its sole discretion, direct Contractor to provide additional workers, materials, or equipment, or to work additional hours or days without additional cost to City, in order to achieve a rate of progress satisfactory to City. If Contractor fails to comply with City's directive in this regard, City may, at Contractor's expense, separately contract for additional workers, materials, or equipment or use City's own forces to achieve the necessary rate of progress, and it may exclude Contractor from the Project site, or portions of the Project site, or from certain elements of the Work, if necessary. Contractor shall remain responsible for any resulting delay, including any liquidated damages, and indemnification of City from claims of others. Alternatively, City may terminate the Contract based on Contractor's default.

5.2 Schedule Requirements. Contractor must prepare all schedules using standard, commercial scheduling software acceptable to the Engineer, and must provide the schedules in electronic form (PDF and native files) as requested by the Engineer. Each schedule must be divided into Work activities of durations of approximately 21 days or less, except for non-field construction activities or as otherwise deemed acceptable to City, and must show the critical path in red. In addition to the general scheduling requirements set forth herein, Contractor must also comply with any scheduling requirements included in the Special Conditions or in the Technical Specifications.

(A) ***Initial Schedule.*** If the Contract Time for the Project is greater than 235 Working Days, at the pre-construction conference, Contractor must submit to City for review and acceptance an initial schedule that addresses the first 30 days following the start date set forth in the Notice to Proceed. The initial schedule must include a detailed plan for the Work to be completed in the first 30 days; details of planned mobilization of plant and equipment; sequence of early operations; procurement of materials and equipment; and a summary of the Work beyond the first 30 days.

(B) ***Baseline (As-Planned) Schedule.*** Within ten calendar days following City's issuance of the Notice to Proceed (or as otherwise specified in the Notice to Proceed), Contractor must submit to City for review and acceptance a baseline (as-planned) schedule using critical path methodology showing in detail how Contractor plans to perform and fully complete the Work within the Contract Time, including labor, equipment, materials, and fabricated items. The baseline schedule must show the order of the major items of Work and the dates of start and completion of each item, including when the materials and equipment will be procured. The schedule must also include the work of all trades, reflecting anticipated labor or crew hours and equipment loading for the construction activities, and must be sufficiently comprehensive and detailed to enable progress to be monitored on a day-by-day basis. For each activity, the baseline schedule must be dated, provided in the format specified in the Contract Documents or as required by City, and must include, at a minimum, a description of the activity, the start and completion dates of the activity, predecessor and successor activities, and the duration of the activity.

(C) ***City's Review of Schedules.*** City will review and may note exceptions to the baseline schedule, and to the progress schedules submitted as required below, to assure completion of the Work within the Contract Time. Contractor is solely responsible for resolving any exceptions noted in a schedule and, within seven days, must correct the schedule to address the exceptions. City's review or acceptance of Contractor's schedules will not operate to waive or limit

Contractor's duty to complete the Project within the Contract Time, nor to waive or limit City's right to assess liquidated damages for Contractor's unexcused failure to do so.

(D) ***Progress Schedules.*** After City accepts the final baseline schedule with no exceptions, Contractor must submit an updated progress schedule, in the format specified by City, for review and acceptance with each application for a progress payment, or when otherwise specified by City, until completion of the Work. The updated progress schedule must: show how the actual progress of the Work as constructed to date compares to the baseline schedule; reflect any proposed changes in the construction schedule or method of operations, including to achieve Project milestones within the Contract Time; and identify any actual or potential impacts to the critical path. Contractor must also submit periodic reports to City of any changes in the projected material or equipment delivery dates for the Project. In addition, Contractor must submit a three-week look-ahead schedule at each weekly progress meeting.

(1) *Float*. The progress schedule must show early and late completion dates for each task. The number of days between those dates will be designated as the "float." Any float belongs to the Project and may be allocated by the Engineer to best serve timely completion of the Project.

(2) *Failure to Submit Schedule*. Reliable, up-to-date schedules are essential to efficient and cost-effective administration of the Project and timely completion. If Contractor fails to submit a schedule within the time periods specified in this Section, or submits a schedule to which City has noted exceptions that are not corrected, City may withhold up to ten percent from payment(s) otherwise due to Contractor until the exceptions are resolved, the schedule is corrected and resubmitted, and City has accepted the schedule. In addition, Contractor's failure to comply with the schedule requirements in this Section 5.2 will be deemed a material default and a waiver of any claims for Excusable Delay or loss of productivity arising during any period when Contractor is out of compliance, subject only to the limits of Public Contract Code § 7102.

(E) ***Recovery Schedule.*** If City determines that the Work is more than one week behind schedule, within seven days following written notice of such determination, Contractor must submit a recovery schedule, showing how Contractor intends to perform and complete the Work within the Contract Time, based on actual progress to date. The recovery schedule must include a written narrative for each action necessary to complete the Work within the Contract Time. If sequence changes are necessary, Contractor shall provide a schedule diagram comparing the original sequence to the revised sequence of the Work. If requested by City, Contractor shall also show the intended critical path; secure appropriate Subcontractor and supplier consent for the recovery schedule; submit a narrative explaining trade flow and construction flow changes, duration changes, added or deleted activities, and critical path changes; and identify all near critical paths and man hour loading assumptions for Subcontractors.

(F) ***Effect of Acceptance.*** Contractor and its Subcontractors must perform the Work in accordance with the most current City-accepted schedule unless otherwise directed by City. City's acceptance of a schedule does not operate to extend the time for completion of the Work or any component of the Work, and will not affect City's right to assess liquidated damages for Contractor's unexcused delay in completing the Work within the Contract Time.

(G) ***Reservation of Rights.*** City reserves the right to direct the sequence in which the Work must be performed or to make changes in the sequence of the Work in order to facilitate the performance of work by City or others, or to facilitate City's use of its property. The Contract Time or Contract Price may be adjusted to the extent such changes in sequence actually increase or decrease Contractor's time or cost to perform the Work.

(H) ***Authorized Working Days and Times.*** Contractor is limited to working Monday through Friday, excluding holidays, between the hours of 7:00 AM and 5:00 PM, except as provided in the Special Conditions or as authorized in writing by City in response to a written request from Contractor. Contractor must make such written request at least two Working Days in advance of the proposed Work to be performed on days or during hours not expressly authorized in the Contract Documents. City reserves the right to charge Contractor for additional costs incurred by City due to Work performed on days or during hours not expressly authorized in the Contract Documents, including reimbursement of costs incurred for inspection, testing, and construction management services.

5.3 Delay and Extensions of Contract Time.

(A) ***Notice of Delay.*** If Contractor becomes aware of any actual or potential delay affecting the critical path, Contractor must notify the Engineer within 24 hours in writing, regardless of the nature or cause of the delay, so that City has a reasonable opportunity to mitigate or avoid the delay.

(B) ***Excusable Delay.*** The Contract Time may be extended if Contractor encounters "Excusable Delay," which is an unavoidable delay in completing the Work within the Contract Time due to causes completely beyond Contractor's control, and which Contractor could not have avoided or mitigated through reasonable care, planning, foresight, or diligence, provided that Contractor is otherwise fully performing its obligations under the Contract Documents. Grounds for Excusable Delay may include fire, natural disasters including earthquake or unusually severe weather, acts of terror or vandalism, epidemic, unforeseeable adverse government actions, unforeseeable actions of third parties, encountering unforeseeable hazardous materials, unforeseeable site conditions, or suspension for convenience under Article 13. The Contract Time will not be extended based on circumstances which will not unavoidably delay completing the Work within the Contract Time based on critical path analysis.

(C) ***Weather Delays.*** A "Weather Delay Day" is a Working Day during which Contractor and its forces, including Subcontractors, are unable to perform more than 50% of the critical path Work scheduled for that day due to adverse weather conditions which impair the ability to safely or effectively perform the scheduled critical path Work that day. Adverse weather conditions may include rain, saturated soil, and Project site clean-up required due to adverse weather. Determination of what constitutes critical path Work scheduled for that day will be based on the most current, City-accepted schedule. Contractor shall be entitled to a non-compensable extension of the Contract Time for each Weather Delay Day.

(1) Contractor must fully comply with the applicable procedures in Articles 5 and 6 of the General Conditions regarding requests to modify the Contract Time.

(2) Contractor shall not be entitled to an extension of time for a Weather Delay Day to the extent Contractor is responsible for concurrent delay on that day.

(3) Contractor must take reasonable steps to mitigate the consequences of Weather Delay Days, including prudent workforce management and protecting the Work, Project Site, materials, and equipment.

(D) ***Non-Excusable Delay.*** Delay which Contractor could have avoided or mitigated through reasonable care, planning, foresight, or diligence is "Non-Excusable Delay." Contractor is not entitled to an extension of Contract Time or any compensation for Non-Excusable Delay, or for Excusable Delay that is concurrent with Non-Excusable Delay. Non-Excusable Delay includes delay caused by:

(1) Contractor's failure to order equipment and materials sufficiently in advance of the time needed for completion of the Work within the Contract Time;

(2) Contractor's failure to provide adequate notification to utility companies or agencies for connections or services necessary for completion of the Work within the Contract Time;

(3) foreseeable conditions which Contractor could have ascertained from reasonably diligent inspection of the Project site or review of the Contract Documents or other information provided or available to Contractor;

(4) Contractor's failure, refusal, or financial inability to perform the Work within the Contract Time, including insufficient funds to pay its Subcontractors or suppliers;

(5) performance or non-performance by Contractor's Subcontractors or suppliers;

(6) the time required to respond to excessive RFIs (see Section 2.5(G));

(7) delayed submission of required submittals, or the time required for correction and resubmission of defective submittals;

(8) time required for repair of, re-testing, or re-inspection of defective Work;

(9) enforcement of Laws by City, or outside agencies with jurisdiction over the Work; or

(10) City's exercise or enforcement of any of its rights or Contractor's duties pursuant to the Contract Documents, including correction of defective Work, extra inspections or testing due to non-compliance with Contract requirements, safety compliance, environmental compliance, or rejection and return of defective or deficient submittals.

(11) City's right to sequence the Work in a manner to avoid disruption to City's tenants and their contractors or other City contractors and their respective subcontractors, exercised as a result of Contractor's failure to perform its cooperation and coordination obligations under the Contract Documents.

(E) ***Compensable Delay.*** Pursuant to Public Contract Code § 7102, in addition to entitlement to an extension of Contract Time, Contractor is entitled to compensation for costs incurred due to delay caused solely by City, when that delay is unreasonable under the circumstances involved and not within the contemplation of the parties ("Compensable Delay"). Contractor is not entitled to an extension of Contract Time or recovery of costs for Compensable Delay that is concurrent with Non-Excusable Delay. Delay due to Weather Delay Days is not Compensable Delay and will only entitle Contractor to an extension of time commensurate with the time lost due to such delay.

(F) ***Recoverable Costs.*** Contractor is not entitled to compensation for Excusable Delay unless it is Compensable Delay, as defined above. Contractor is entitled to recover only the actual, direct, reasonable, and substantiated costs ("Recoverable Costs") for each working day that the Compensable Delay prevents Contractor from proceeding with more than 50% of the critical path Work scheduled for that day, based on the most recent progress schedule accepted by City. Recoverable Costs will not include home office overhead or lost profit.

(G) ***Request for Extension of Contract Time or Recoverable Costs.*** A request for an extension of Contract Time or any associated Recoverable Costs must be submitted in writing to City within 14 days of the date the delay is first encountered, even if the duration of the delay is not yet known at that time, or any entitlement to the Contract Time extension or to the Recoverable Costs will be deemed waived. In addition to complying with the requirements of this Article 5, the request must be submitted in compliance with the Change Order request procedures in Article 6 below. Strict compliance with these requirements is necessary to ensure

that any delay or consequences of delay may be mitigated as soon as possible, and to facilitate cost-efficient administration of the Project and timely performance of the Work. Any request for an extension of Contract Time or Recoverable Costs that does not strictly comply with all requirements of Article 5 and Article 6 will be deemed waived.

(1) *Required Contents.* The request must include a detailed description of the cause(s) of the delay and must also describe the measures that Contractor has taken to mitigate the delay and/or its effects, including efforts to mitigate the cost impact of the delay, such as by workforce management or by a change in sequencing. If the delay is still ongoing at the time the request is submitted, the request should also include Contractor's plan for continued mitigation of the delay or its effects.

(2) *Delay Days and Costs.* The request must specify the number of days of Excusable Delay claimed or provide a realistic estimate if the duration of the delay is not yet known. If Contractor believes it is entitled to Recoverable Costs for Compensable Delay, the request must specify the amount and basis for the Recoverable Costs that are claimed or provide a realistic estimate if the amount is not yet known. Any estimate of delay duration or cost must be updated in writing and submitted with all required supporting documentation as soon as the actual time and cost is known. The maximum extension of Contract Time will be the number of days, if any, by which an Excusable Delay or a Compensable Delay exceeds any concurrent Non-Excusable Delay. Contractor is entitled to an extension of Contract Time, or compensation for Recoverable Costs, only if, and only to the extent that, such delay will unavoidably delay Final Completion.

(3) *Supporting Documentation.* The request must also include any and all supporting documentation necessary to evidence the delay and its actual impacts, including scheduling and cost impacts with a time impact analysis using critical path methodology and demonstrating the unavoidable delay to Final Completion. The time impact analysis must be submitted in a form or format acceptable to City. The time impact analysis must include a) schedule diagrams comparing the current activities and sequences to the revised activities and sequences and b) analysis that clearly demonstrates impact(s) to the critical path activities. The time impact analysis must utilize the most current schedule update information that accurately reflects progress on the Project at the time of the schedule impact. Also, the schedule logic for future activities must accurately reflect the approved plan for completing the remaining Work.

(4) *Burden of Proof.* Contractor has the burden of proving that: the delay was an Excusable Delay or Compensable Delay, as defined above; Contractor has fully complied with its scheduling obligations in Section 5.2, Schedule Requirements; Contractor has made reasonable efforts to mitigate the delay and its schedule and cost impacts; the delay will unavoidably result in delaying Final Completion; and any Recoverable Costs claimed by Contractor were actually incurred and were reasonable under the circumstances.

(5) *Legal Compliance.* Nothing in this Section 5.3 is intended to require the waiver, alteration, or limitation of the applicability of Public Contract Code § 7102.

(6) *No Waiver.* Any grant of an extension of Contract Time, or compensation for Recoverable Costs due to Compensable Delay, will not operate as a waiver of City's right to assess liquidated damages for Non-Excusable Delay.

(7) *Dispute Resolution.* In the event of a dispute over entitlement to an extension of Contract Time or compensation for Recoverable Costs, Contractor may not stop Work pending resolution of the dispute, but must continue to comply with its duty to diligently prosecute the performance and timely completion of the Work. Contractor's sole recourse for an unresolved dispute based on City's rejection of a Change Order request for an

extension of Contract Time or compensation for Recoverable Costs is to comply with the dispute resolution provisions set forth in Article 12 below.

5.4 Liquidated Damages. It is expressly understood that if Final Completion is not achieved within the Contract Time, City will suffer damages from the delay that are difficult to determine and accurately specify. Pursuant to Public Contract Code § 7203, if Contractor fails to achieve Final Completion within the Contract Time due to Contractor's Non-Excusable Delay, City will charge Contractor in the amount specified in the Contract for each calendar day that Final Completion is delayed beyond the Contract Time, as liquidated damages and not as a penalty. Any waiver of accrued liquidated damages, in whole or in part, is subject to approval of the City Council or its authorized delegee.

(A) ***Liquidated Damages.*** Liquidated damages will not be assessed for any Excusable Delay or Compensable Delay, as set forth above.

(B) ***Milestones.*** Liquidated damages may also be separately assessed for failure to meet milestones specified elsewhere in the Contract Documents.

(C) ***Setoff.*** City is entitled to deduct the amount of liquidated damages assessed against any payments otherwise due to Contractor, including progress payments, Final Payment, or unreleased retention. If there are insufficient Contract funds remaining to cover the full amount of liquidated damages assessed, City is entitled to recover the balance from Contractor or its performance bond surety.

(D) ***Occupancy or Use.*** Occupancy or use of the Project in whole or in part prior to Final Completion does not constitute City's acceptance of the Project and will not operate as a waiver of City's right to assess liquidated damages for Contractor's Non-Excusable Delay in achieving Final Completion.

(E) ***Other Remedies.*** City's right to liquidated damages under this Section applies only to damages arising from Contractor's Non-Excusable Delay or failure to complete the Work within the Contract Time. City retains its right to pursue all other remedies under the Contract for other types of damage, including damage to property or persons, costs or diminution in value from defective materials or workmanship, costs to repair or complete the Work, lost revenues, interest expenses, cost of substitute facilities, claims and fines of regulatory agencies, or other liability caused by Contractor.

Article 6 - Contract Modification

6.1 Contract Modification. Subject to the limited exception set forth in subsection (D) below, any change in the Work or the Contract Documents, including the Contract Price or Contract Time, will not be a valid and binding change to the Contract unless it is formalized in a Change Order (Attachment A), including a "no-cost" Change Order or a unilateral Change Order. Changes in the Work pursuant to this Article 6 will not operate to release, limit, or abridge Contractor's warranty obligations pursuant to Article 11 or any obligations of Contractor's bond sureties.

(A) ***City-Directed Changes.*** City may direct changes in the scope or sequence of Work or the requirements of the Contract Documents, without invalidating the Contract. Such changes may include Extra Work as set forth in subsection (C) below, or deletion or modification of portions of the Work. Prior to directing any such changes, City may request information from Contractor regarding the impact of any such City-directed changes on the Contract Price or Contract Time. Contractor will respond to any such request within ten days following City's issuance of the request. Contractor's response, including anticipated impacts, must be consistent with requirements of the Contract Documents, including Sections 6.3 and 6.4, below. Contractor must promptly comply with City-directed changes in the Work, when directed by City, in

accordance with the original Contract Documents, even if Contractor and City have not yet reached agreement as to adjustments to the Contract Price or Contract Time for the change in the Work or for the Extra Work. Contractor is not entitled to extra compensation for cost savings resulting from "value engineering" pursuant to Public Contract Code § 7101, except to the extent authorized in advance by City in writing, and subject to any applicable procedural requirements for submitting a proposal for value engineering cost savings.

(B) ***Disputes.*** In the event of a dispute over entitlement to or the amount of a change in Contract Time or a change in Contract Price related to a City-directed change in the Work, Contractor must perform the Work as directed and may not delay its Work or cease Work pending resolution of the dispute, but must continue to comply with its duty to diligently prosecute the performance and timely completion of the Work, including the Work in dispute. Likewise, in the event that City and Contractor dispute whether a portion or portions of the Work are already required by the Contract Documents or constitute Extra Work, or otherwise dispute the interpretation of any portion(s) of the Contract Documents, Contractor must perform the Work as directed and may not delay its Work or cease Work pending resolution of the dispute, but must continue to comply with its duty to diligently prosecute the performance and timely completion of the Work, including the Work in dispute, as directed by City. If Contractor refuses to perform the Work in dispute, City may, acting in its sole discretion, elect to delete the Work from the Contract and reduce the Contract Price accordingly, and self-perform the Work or direct that the Work be performed by others. Alternatively, City may elect to terminate the Contract for convenience or for cause. Contractor's sole recourse for an unresolved dispute related to changes in the Work or performance of any Extra Work is to comply with the dispute resolution provisions set forth in Article 12, below.

(C) ***Extra Work.*** City may direct, in writing, Contractor to perform Extra Work related to the Project. Contractor must promptly perform any Extra Work as directed or authorized by City in accordance with the original Contract Documents, even if Contractor and City have not yet reached agreement on adjustments to the Contract Price or Contract Time for such Extra Work. If Contractor believes it is necessary to perform Extra Work due to changed conditions, Contractor must promptly notify the Engineer in writing, specifically identifying the Extra Work and the reason(s) the Contractor believes it is Extra Work. This notification requirement does not constitute a Change Order request pursuant to Section 6.2, below. Contractor must maintain detailed daily records that itemize the cost of each element of Extra Work, and sufficiently distinguish the direct cost of the Extra Work from the cost of other Work performed. For each day that Contractor performs Extra Work, or Work that Contractor contends is Extra Work, Contractor must submit no later than the following Working Day, a daily report of the Extra Work performed that day and the related costs, together with copies of certified payroll, invoices, and other documentation substantiating the costs ("Extra Work Report"). The Engineer will make any adjustments to Contractor's Extra Work Report(s) based on the Engineer's records of the Work. When an Extra Work Report(s) is agreed on and signed by both City and Contractor, the Extra Work Report(s) will become the basis for payment under a duly authorized and signed Change Order. Failure to submit the required documentation by close of business on the next Working Day is deemed a full and complete waiver for any change in the Contract Price or Contract Time for any Extra Work performed that day.

(D) ***Minor Changes and RFIs.*** Minor field changes, including RFI replies from City, that do not affect the Contract Price or Contract Time and that are approved by the Engineer acting within his or her scope of authority, do not require a Change Order. By executing an RFI reply from City, Contractor agrees that it will perform the Work as clarified therein, with no change to the Contract Price or Contract Time.

(E) ***Remedy for Non-Compliance.*** Contractor's failure to promptly comply with a City-directed change is deemed a material breach of the Contract, and in addition to all other remedies available to it, City may, at its sole discretion, hire another contractor or use its own

forces to complete the disputed Work at Contractor's sole expense, and may deduct the cost from the Contract Price.

6.2 Contractor Change Order Requests. Contractor must submit a request or proposal for a change in the Work, compensation for Extra Work, or a change in the Contract Price or Contract Time as a written Change Order request or proposal.

(A) ***Time for Submission.*** Any request for a change in the Contract Price or the Contract Time must be submitted in writing to the Engineer within 14 calendar days of the date that Contractor first encounters the circumstances, information or conditions giving rise to the Change Order request, even if the total amount of the requested change in the Contract Price or impact on the Contract Time is not yet known at that time. If City requests that Contractor propose the terms of a Change Order, unless otherwise specified in City's request, Contractor must provide the Engineer with a written proposal for the change in the Contract Price or Contract Time within five working days of receiving City's request, in a form satisfactory to the Engineer.

(B) ***Required Contents.*** Any Change Order request or proposal submitted by Contractor must include a complete breakdown of actual or estimated costs and credits, and must itemize labor, materials, equipment, subcontract amounts, and, if applicable, Extra Work Reports. Any estimated cost must be updated in writing as soon as the actual amount is known.

(C) ***Required Documentation.*** All claimed costs must be fully documented, and any related request for an extension of time or delay-related costs must be included at that time and in compliance with the requirements of Article 5 of the General Conditions. Upon request, Contractor must permit City to inspect its original and unaltered bidding records, subcontract agreements, subcontract change orders, purchase orders, invoices, or receipts associated with the claimed costs.

(D) ***Required Form.*** Contractor must use City's form(s) for submitting all Change Order requests or proposals, unless otherwise specified by City.

(E) ***Certification.*** All Change Order requests must be signed by Contractor and must include the following certification:

> "The undersigned Contractor certifies under penalty of perjury that its statements and representations in this Change Order request are true and correct. Contractor warrants that this Change Order request is comprehensive and complete as to the Work or changes referenced herein, and agrees that any known or foreseeable costs, expenses, or time extension requests not included herein, are deemed waived."

6.3 Adjustments to Contract Price. The amount of any increase or decrease in the Contract Price will be determined based on one of the following methods listed below, in the order listed with unit pricing taking precedence over the other methods. Markup applies only to City-authorized time and material Work, and does not apply to any other payments to Contractor. For Work items or components that are deleted in their entirety, Contractor will only be entitled to compensation for those direct, actual, and documented costs (including restocking fees), reasonably incurred before Contractor was notified of the City's intent to delete the Work, with no markup for overhead, profit, or other indirect costs.

(A) ***Unit Pricing.*** Amounts previously provided by Contractor in the form of unit prices, either in a bid schedule or in a post-award schedule of values pursuant to Section 8.1, Schedule of Values, will apply to determine the price for the affected Work, to the extent applicable unit prices have been provided for that type of Work. No additional markup for overhead, profit, or other indirect costs will be added to the calculation.

(B) ***Lump Sum.*** A mutually agreed upon, all-inclusive lump sum price for the affected Work with no additional markup for overhead, profit, or other indirect costs.

(C) ***Time and Materials.*** On a time and materials basis, if and only to the extent compensation on a time and materials basis is expressly authorized by City in advance of Contractor's performance of the Work and subject to any not-to-exceed limit. Time and materials compensation will include allowed markup for overhead, profit, and other indirect costs as follows:

(1) All direct labor costs provided by the Contractor, excluding superintendence, project management, or administrative costs, plus 15% markup;

(2) All direct material costs provided by the Contractor, plus 15% markup (except markup will not be applied to the sales tax component of direct material cost);

(3) All direct plant and equipment rental costs provided by the Contractor, plus 15% markup;

(4) All direct labor, material, and equipment costs for Work performed by Subcontractors, plus markup on those costs not to exceed 10% of the cumulative total of those direct costs, regardless of the number of subcontract tiers; and

(5) Increased bond or insurance premium costs are deemed included in the above markups.

6.4 Limitations on Allowable Costs. Allowable costs in connection with City-authorized time and materials Work or as otherwise authorized by the Contract Documents are subject to the following:

(A) ***Labor.*** Costs are allowed for labor, including forepersons when authorized by City, used in the actual and direct performance of the Work directed by Change Order, excluding superintendence, project management, and administrative costs. Allowable labor costs include (1) the actual and direct payroll costs to Contractor, consisting of actual wages and any employer payments to, or on behalf of, workers (other than actual wages) for health and welfare, pension, vacation, training, or other State- or federal-recognized fringe benefit payments, and (2) the labor surcharge percentage, in effect during performance of the Work, as set forth in the publication titled California Department of Transportation Labor Surcharge and Equipment Rental Rates, which is intended to cover worker's compensation insurance, social security, Medicare, federal unemployment insurance, State unemployment insurance, and State training taxes.

(B) ***Materials.*** Costs are allowed for the actual cost to Contractor for materials directly required for the performance of the Work. Such cost of materials may include the costs of transportation, sales tax, and delivery, if necessarily incurred. If a cash or trade discount by the supplier of the materials is available to Contractor, it will be credited to City, regardless of whether the discount is actually taken. If the materials are obtained from a supply or source owned wholly or in part by Contractor, payment therefor will not exceed the current wholesale price for such materials. Costs for consumed materials may be charged on a reasonably estimated basis, but may not be a percentage of labor. If, in the opinion of City, the cost of materials is excessive, or if Contractor fails to furnish satisfactory evidence of the cost from the supplier thereof, then in either case the cost of the materials will be deemed to be the lowest wholesale price at which similar materials are available in the quantities required at the time they were needed. City reserves the right to furnish such materials as it deems advisable, and Contractor will have no claim for costs or profits on material furnished by City. If materials are salvaged upon completion, the salvage value will be deducted from the cost of materials.

(C) ***Equipment.*** For Contractor- or Subcontractor-owned equipment, costs will be allowed based on rental rates listed for equipment in the California Department of Transportation official

equipment rental rate schedule in effect at the time the Work is performed, unless there is no applicable rate for an item of equipment, in which case costs will be based on the rental rate listed in the most recent edition of the Association of Equipment Distributors ("AED") book. For rented equipment, costs will be allowed based on actual rental invoices. The equipment used for Work in a Change Order must be of proper size and type. If equipment of an unwarranted size or type and cost is used, the allowable costs for use of such equipment will be calculated at the rental rate for equipment of a proper size and type, as determined by City. The rental rates to be paid to Contractor shall constitute full compensation to Contractor for the cost of fuel, power, oil, lubrication, supplies, small tools, small equipment, necessary attachments, repairs and maintenance of any kind, depreciation, storage, insurance, and any and all costs to Contractor incidental to the use of such equipment. Unless otherwise specified, manufacturer's ratings, and manufacturer-approved modifications, shall be used to classify equipment for determination of applicable rental rates. Individual pieces of equipment having a replacement value of $200 or less will be considered to be small tools or small equipment, and no payment therefor will be made unless it has been rented specifically for the Work directed by Change Order. No payment will be made for time while equipment is inoperative due to breakdowns or for non-Work days.

(1) For equipment at the Project Site, rental time to be paid for equipment shall be time equipment is in operation on Work being performed or on standby as approved by City. The following shall be used in computing rental time of equipment: (a) When hourly rates are listed, less than 30 minutes of operation shall be considered to be ½ hour of operation; (b) When daily rates are listed, less than four hours of operation shall be considered to be ½ day of operation.

(2) For equipment that must be brought to the Project site to be used exclusively on Work directed by Change Order, the rental time may include the time required to move the equipment to the Project site from the nearest available source for rental of such equipment, and to return it to the source, as follows: (a) Costs of loading and unloading equipment are allowable; (2) Cost of transporting equipment in low bed trailers shall not exceed hourly rates charged by established haulers; (c) Cost of transporting equipment shall not exceed applicable minimum established rates of California Public Utilities Commission; and (d) City will not make any payment for transporting and loading and unloading equipment if equipment is used on Work in any other way than on Work directed by Change Order.

(3) Rental period may begin at time equipment is unloaded at Project site and terminate at end of the performance of the Work directed by Change Order or day on which City directs Contractor to discontinue use of equipment, whichever occurs first. Rental time to be paid per working day shall be four hours for zero hours of operation, six hours for four hours of operation, and eight hours for eight hours of operation, time being prorated between these parameters. Hours to be paid for equipment that is operated less than eight hours due to breakdowns, shall not exceed eight less number of hours equipment is inoperative due to breakdowns.

(D) ***Specialists.*** If Work in a Change Order requires the services of a specialist, as determined by City, costs will be allowed for the services of the specialist based on the actual itemized invoice to Contractor for the specialist's services required in the performance of the Work, after deduction of any cash or trade discount available to Contractor, regardless of whether such discount is actually taken. If it is impracticable and not in accordance with established practice of the specialist's industry to provide a complete itemization of its services, then the costs will be allowed based on the current market price rate for such services. If the Work in a Change Order requires a fabrication or machining process in a fabrication or machine shop facility off-site, the cost of such off-site Work may be included in allowable costs, if City is notified in writing in advance and approves such costs.

(E) ***Markup***. The following non-exclusive list identifies items that are deemed included in markup for overhead, profit, and other indirect costs, whether incurred by Contractor, Subcontractors, or suppliers, and Contractor shall not invoice or receive payment for these costs separately:

(1) Drawings and submissions of drawings, including field drawings, Shop Drawings, and sketches;
(2) Employee vehicle and gas expenses;
(3) Estimating;
(4) Final cleanup;
(5) General administration and preparation of cost proposals, schedule analyses, Change Order requests, and other supporting documentation as necessary;
(6) General superintendence;
(7) Handling and disposal fees;
(8) Home office expenses;
(9) Parking expenses of any field labor, foreman, office personnel, and superintendents;
(10) Procurement and use of vehicles and fuel used in Work;
(11) Routine field inspection of Work;
(12) Salaries of project management personnel, superintendent, timekeeper, storekeeper, administrative assistants, and secretaries;
(13) Small tools and equipment valued at less than $500;
(14) Insurance and bond premiums and costs;
(15) Temporary on-site facilities, including, but not limited to, electrical (power, lighting), fencing, offices, platforms, plumbing, telephones, internet, and water;
(16) Traveling expenses; and
(17) Other incidental Work.

6.5 Unilateral Change Order. If the parties dispute the terms of a proposed Change Order, including disputes over the amount of compensation or extension of time that Contractor has requested, the value of deleted or changed Work, what constitutes Extra Work, or quantities used, City may elect to issue a unilateral Change Order, directing performance of the Work, and authorizing a change in the Contract Price or Contract Time for the adjustment to compensation or time that the City believes is merited. Contractor's sole recourse to dispute the terms of a unilateral Change Order is to submit a timely Claim pursuant to Article 12, below.

6.6 Non-Compliance Deemed Waiver. Contractor waives its entitlement to any increase in the Contract Price or Contract Time if Contractor fails to fully comply with the provisions of this Article. Contractor will not be paid for unauthorized Extra Work.

Article 7 - General Construction Provisions

7.1 Permits, Fees, Business License, and Taxes.

(A) ***Permits, Fees, and City Business License.*** Contractor must obtain and pay for all permits, fees, and licenses required to perform the Work, including a City business license. Contractor must cooperate with and provide notifications to all government agencies with jurisdiction over the Project, as may be required. Contractor must provide City with copies of all records of permits and permit applications, payment of required fees, and any licenses required for the Work. Contractor must comply with all permit requirements and conduct all necessary permit coordination activities. Contractor will be responsible, at its sole cost, for any fines, costs, damages, or other liabilities incurred by City resulting from violations or threatened violations of permit requirements or other legal or regulatory requirements, or from City's loss of use of any permit, due to Contractor's activities.

(B) ***Taxes.*** Contractor must pay for all taxes on labor, material, and equipment, except Federal Excise Tax to the extent that City is exempt from Federal Excise Tax.

7.2 Temporary Facilities. Contractor must provide, at Contractor's sole expense, any and all temporary facilities for the Project. The location of all temporary facilities must be approved by the City prior to installation. Temporary facilities must be safe and adequate for the intended use and installed and maintained in accordance with Laws and the Contract Documents. Additional provisions pertaining to temporary facilities may be included in the Specifications or Special Conditions.

(A) ***Facilities Based on Project Site.***

(1) *Project with a Defined Fence Perimeter.* For a Project with a defined fence perimeter, Contractor must provide any and all temporary facilities, including, but not limited to, an onsite staging area for materials and equipment, a field office, sanitary facilities, utilities, storage, scaffolds, barricades, walkways, elevators and hoists, cranes, and any other temporary structure or facility necessary to safely perform the Work. Unless otherwise directed by City, Contractor will fence and screen the Project site and, if applicable, any separate Worksites, including the staging area, and its operation must minimize inconvenience to neighboring properties.

(2) *Project within Public Right-of-Way.* For a Project within the public right-of-way, Contractor must provide any and all temporary facilities, including, but not limited to, sanitary facilities, barricades, walkways, ramps, project signs, changeable message boards, and any other temporary structure or facility necessary to provide access to the public and to safely perform the Work.

(B) ***Utilities.*** Contractor must install and maintain, at Contractor's sole expense, the power, water, sewer, and all other utilities required for the Project site, including the piping, wiring, internet and Wi-Fi connections, and any related equipment necessary to maintain the temporary facilities. Contractor is responsible for the cost of utility services necessary to perform the Work.

(C) ***Removal and Repair.*** Contractor must promptly remove all such temporary facilities when they are no longer needed or upon completion of the Work, whichever comes first. Contractor must promptly repair any damage to City's property or to other property caused by the installation, use, or removal of the temporary facilities, and must promptly restore the property to its original or intended condition.

7.3 Noninterference and Site Management. Contractor must avoid interfering with City's use of its property at or adjacent to the Project site, including use of roadways, entrances, parking areas, walkways, and structures. Contractor must perform the Work in a manner that does not interrupt or otherwise adversely impact any City operations, including the City's franchise hauler for solid waste. Contractor must also minimize disruption of access to private property in the Project vicinity. Contractor must coordinate with affected property owners, tenants, and businesses, and maintain some vehicle and pedestrian access to their residences or properties at all times. Temporary access ramps, fencing or other measures must be provided as needed. Before blocking access to a private driveway or parking lot, Contractor must provide effective notice to the affected parties at least 48 hours in advance of the pending closure and allow them to remove vehicles. Private driveways, residences and parking lots must have access to a roadway during non-Work hours.

(A) ***Offsite Acquisition.*** Unless otherwise provided by City, Contractor must acquire, use and dispose of, at its sole expense, any Worksites, licenses, easements, and temporary facilities necessary to access and perform the Work.

(B) ***Offsite Staging Area and Field Office*.** If additional space beyond the Project site is needed, such as for the staging area or the field office, Contractor may need to make arrangements with the nearby property owner(s) to secure the space. Before using or occupying any property owned by a third party, Contractor must provide City with a copy of the necessary license agreement, easement, or other written authorization from the property owner, together with a written release from the property owner holding City harmless from any related liability, in a form acceptable to the City Attorney.

(C) ***Traffic Management.*** Contractor must provide traffic management and traffic controls as specified in the Contract Documents, as required by Laws, and as otherwise required to ensure public and worker safety, and to avoid interference with public or private operations or the normal flow of vehicular, bicycle, or pedestrian traffic.

(D) ***Circularizing Businesses and Residences.*** At least 48 hours in advance of any Work that may affect businesses or residents, Contractor must notify, by circular, all businesses and residents with street frontage or property that may be affected by the Work. The circular must include Contractor's name, address, and telephone number; the starting time and date of the Work; the nature and extent of the Work; and the approximate date upon which Contractor expects to complete the Work. The circular must be submitted to the Engineer for approval at least two full Working Days in advance of the proposed distribution date.

7.4 Signs. No signs may be displayed on or about City's property, except signage which is required by Laws or by the Contract Documents, without City's prior written approval as to size, design, and location.

7.5 Project Site and Nearby Property Protections.

(A) ***General.*** Contractor is responsible at all times, on a 24-hour basis and at its sole cost, for protecting the Work, the Project site, and the materials and equipment to be incorporated into the Work, until the City has accepted the Project, excluding any exceptions to acceptance, if any. Except as specifically authorized by City, Contractor must confine its operations to the area of the Project site indicated in the Plans and Specifications. Contractor is liable for any damage caused by Contractor or its Subcontractors to the Work, City's property, the property of adjacent or nearby property owners and the work or personal property of other contractors working for City, including damage related to Contractor's failure to adequately secure the Work or any Worksite.

(1) Subject to City's approval, Contractor shall provide and install safeguards, including, but not limited to, security fencing, barricades, lighting, and any other security measures necessary to protect the Work; any Worksite, including the Project site; City's real or personal property and the real or personal property of adjacent or nearby property owners, including plant and tree protections. If instructed by the Engineer, Contractor must, at a minimum, install a temporary chain-link fence with locking gate surrounding the Project site and maintain a lock on the access gate at all times.

(2) City wastewater systems may not be interrupted. If the Work disrupts existing sewer facilities, Contractor must immediately notify City and establish a plan, subject to City's approval, to convey the sewage in closed conduits back into the sanitary sewer system. Sewage must not be permitted to flow in trenches or be covered by backfill.

(3) Contractor must remove with due care, and store at City's request, any objects or material from the Project site that City will salvage or reuse at another location. Any such objects or material must be delivered by Contractor in good condition to City's Street Corporation Yard at 1700 Walsh Avenue, Santa Clara, CA 95050 or, for SVP projects, 1705 Martin Avenue, Santa Clara, CA 95050.

(4) If directed by Engineer, Contractor must remedy all damage, injury, loss or interruptions as specified by the Engineer. However, acting in its sole discretion, City may elect to have the damage, injury, loss or interruptions remedied otherwise, and may deduct the cost from payment otherwise due to Contractor.

(5) Contractor will not permit any structure, pavement, or infrastructure to be loaded in a manner that will damage or endanger the integrity of the structure, pavement, or infrastructure.

(6) Contractor will not make any arrangements with any person to permit occupancy or use of any land, structure, or building at the Project site, for any purpose other than performance of the Work, unless specifically required or authorized by the Contract Documents.

(7) All fire hydrants and water control valves must be kept free from obstruction and available for use at all times.

(8) Contractor must shield all welding operations from public view with solid barrier(s).

(9) Contractor must provide protective measures to adequately protect workers and the public from hazards resulting from the Work and to exclude unauthorized persons from the Work.

(10) No attempt has been made by City to locate private utilities on private property such as irrigation systems or electrical conduits.

(B) ***Project Site Access and Securing Project Site.*** Contractor and Subcontractor personnel may not occupy or use the Project site for any purpose during non-Work hours, except as may be provided in the Contract Documents or pursuant to prior written authorization from City.

(1) *Project with a Defined Fence Perimeter.* If the Project has a defined fence perimeter, Contractor must at all times limit access to the Project site to necessary personnel only. All personnel associated with construction of the Project must enter the site through Contractor's access gate, at the location indicated on the Plans. Access for construction personnel will be limited to the hours set forth in Section 5.2(H). All mail and deliveries must be sent to a separate address (at Contractor's gate), specifically arranged by Contractor for the Project. Contractor is responsible for providing adequate signage to alert delivery persons to the new address.

(2) *Project within Public Right-of-Way.* If the Project is within public right-of-way, after completion of Work each day, Contractor must secure the Project site and, to the extent feasible, make the area reasonably accessible to the public unless City approves otherwise. All excess materials and equipment not protected by approved traffic control devices must be relocated to the staging area or demobilized. Trench spoils must be hauled off the Project site daily and open excavations must be protected with steel plates.

(C) ***Unforeseen Conditions.*** If Contractor encounters facilities, utilities, or other unknown conditions not shown on or reasonably inferable from the Plans or apparent from inspection of the Project site, Contractor must immediately notify the City and promptly submit a Request for Information to obtain further directions from the Engineer. Contractor must avoid taking any action which could cause damage to the facilities or utilities pending further direction from the Engineer. The Engineer's written response will be final and binding on Contractor. If the Engineer's subsequent direction to Contractor affects Contractor's cost or time to perform the Work, Contractor may submit a Change Order request as set forth in Article 6 above.

(D) ***Support and Protection.*** Contractor shall be responsible for determining where sloping, shoring, bracing, and/or underpinning is necessary and the adequacy of the design, installation, and maintenance of all sloping, shoring, bracing, and/or underpinning for all excavations, including any excavation less than five feet in depth. Contractor must provide, install, and maintain all such sloping, shoring, bracing, and underpinning. The sloping, shoring, bracing, and underpinning must be sufficient to provide support to City's property and adjacent properties and improvements thereon and protect the Work, adjacent property and improvements, workers, and the public from accidents, injuries, or damage. Contractor shall be solely responsible for any damage or injuries that may result from excavating or trenching. City's acceptance of any drawings showing the shoring or bracing design or schedule shall not relieve Contractor of its responsibilities under this Section. Contractor must also protect the Work with lights, guardrails, temporary covers, and barricades. Contractor must enclose excavations with proper barricades. Contractor must brace and secure all parts of the Work against storm and accident. Contractor must also provide additional forms of protection as may be necessary under the circumstances. Contractor must provide notifications to adjacent property owners as may be required by Laws. See also, Section 7.15, Trenching of Five Feet or More.

(E) ***Notification of Property Damage.*** Contractor must immediately notify the City of damage to any real or personal property resulting from Work on the Project. Contractor must immediately provide a written report to City of any such property damage in excess of $500 (based on estimated cost to repair or replace) within 24 hours of the occurrence. The written report must include: (1) the location and nature of the damage, and the owner of the property, if known; (2) the name and address of each employee of Contractor or any Subcontractor involved in the damage; (3) a detailed description of the incident, including precise location, time, and names and contact information for known witnesses; and (4) a police or first responder report, if applicable. If Contractor is required to file an accident report with another government agency, Contractor shall provide a copy of the report to City.

7.6 Materials and Equipment.

(A) ***General.*** Unless otherwise specified, all materials and equipment required for the Work must be new, free from defects, and of the best grade for the intended purpose, and furnished in sufficient quantities to ensure the proper and expeditious performance of the Work. Contractor must employ measures to preserve the specified quality and fitness of the materials and equipment. Unless otherwise specified, all materials and equipment required for the Work are deemed to include all components required for complete installation and intended operation and must be installed in accordance with the manufacturer's recommendations or instructions. Contractor is responsible for all shipping, handling, and storage costs associated with the materials and equipment required for the Work. Contractor is responsible for providing security and protecting the Work and all of the required materials, supplies, tools and equipment at Contractor's sole cost until City has formally accepted the Project as set forth in Section 11.1, Final Completion. Contractor will not assign, sell, mortgage, or hypothecate any materials or equipment for the Project, or remove any materials or equipment that have been installed or delivered.

(B) ***City-Provided.*** If the Work includes installation of materials or equipment to be provided by City, Contractor is solely responsible for the proper examination, handling, storage, and installation in accordance with the Contract Documents. Contractor must notify City of any defects discovered in City-provided materials or equipment, sufficiently in advance of scheduled use or installation to afford adequate time to procure replacement materials or equipment as needed. Contractor is solely responsible for any loss of or damage to such items which occurs while the items are in Contractor's custody and control, the cost of which may be offset from the Contract Price and deducted from any payment(s) due to Contractor.

(C) ***Intellectual Property Rights.*** Contractor must, at its sole expense, obtain any authorization or license required for use of patented or copyright-protected materials, equipment,

devices, or processes that are incorporated into the Work. Contractor's indemnity obligations in Article 4 apply to any claimed violation of intellectual property rights.

(D) ***Standards To Apply Where Specifications Are Not Furnished.*** The following general specifications will apply wherever in the Specifications, or in any directions given by City in accordance with or supplementing Specifications, it is provided that Contractor shall furnish materials or manufactured articles or will do Work for which no detailed specifications are provided. Materials or manufactured articles will be of the best grade, in quality and workmanship, obtainable in the market from firms of established good reputation. If not ordinarily carried in stock, the materials or manufactured articles must conform to industry standards for first-class materials or articles of the kind required, with due consideration of the use to which they are to be put. Work will conform to the usual standards or codes for first-class work of the kind required. Contractor shall specify in writing to City the materials to be used or Work to be performed under this Section 7.6 ten Working Days prior to furnishing such materials or performing such Work.

7.7 Substitutions.

(A) ***"Or Equal."*** Any Specification designating a material, product, or thing (collectively, "item") or service by specific brand or trade name, followed by the words "or equal," is intended only to indicate the quality and type of item or service desired, and Contractor may request use of any equal item or service. Unless otherwise stated in the Specifications, any reference to a specific brand or trade name for an item or service that is used solely for the purpose of describing the type of item or service desired, will be deemed to be followed by the words "or equal." A substitution will only be approved if it is a true "equal" item or service in every aspect of design, function, and quality, as determined by City, including dimensions, weight, maintenance requirements, durability, fit with other elements, and schedule impacts.

(B) ***Request for Substitution.*** A post-award request for substitution of an item or service must be submitted in writing to the Engineer for approval in advance, within the applicable time period provided in the Contract Documents. If no time period is specified, the substitution request may be submitted any time within 35 days after the date of award of the Contract, or sufficiently in advance of the time needed to avoid delay of the Work, whichever is earlier. A separate request for substitution must be submitted for each item or service proposed for substitution. Contractor must submit a digital copy of each request.

(C) ***Substantiation.*** Contractor must substantiate each written request for substitution with the following: (1) product identification, (2) manufacturer's literature, (3) test results or samples, if applicable, (4) name and address of similar projects on which the item has been used and the date of installation, (5) the name, address, and telephone number of manufacturer's representative or sales engineer, (6) a detailed description of the proposed construction method and drawings illustrating the construction method, (7) an itemized comparison of the proposed substitution with the product specified that lists all variations, including, but not limited to, dimensions, weights, service requirements, and functional differences, (8) available maintenance, repair, and replacement service for the proposed item, (9) any required approvals or other information for the proposed substitute that are necessary for compliance with regulatory agency requirements, (10) any schedule impacts associated with use of the proposed substitute, and (11) any other available data substantiating the proposed substitute as an equal item or service. Contractor must also state whether the substitute will require any changes to the Contract Documents, or any other separate contract the Contractor may have with the City, and whether use of the proposed substitute requires the payment of any license fee or royalty. Contractor's failure to timely provide all necessary substantiation, including any required test results as soon as they are available, is grounds for rejection of the proposed substitution, without further review. If a variation from the product specified is not identified in the submittal, the variation may be rejected by City even if the submittal was favorably reviewed.

(D) ***Burden of Proving Equality.*** Contractor has the burden of proving the equality of the proposed substitution at Contractor's sole cost. City has sole discretion to determine whether a proposed substitution is equal, and City's determination is final.

(E) ***Approval or Rejection.*** If the proposed substitution is approved, Contractor is solely responsible for any additional costs or time associated with the substituted item or service. If the proposed substitution is rejected, Contractor must, without delay, install the item or use the service as specified by City.

(F) ***Contractor's Obligations.*** City's approval of a proposed substitution will not relieve Contractor from any of its obligations under the Contract Documents. If an approved substitution requires any redesign, Contractor must reimburse City for any associated redesign costs. Such costs may be deducted from payments otherwise due Contractor. In the event Contractor makes an unauthorized substitution, Contractor shall be solely responsible for all resulting cost impacts, including the cost of removal and replacement and the impact to other design elements.

7.8 Testing and Inspection.

(A) ***General.*** All materials, equipment, and workmanship used in the Work are subject to inspection and testing by City at all times and at all locations during construction and/or fabrication, including at any Worksite, shops, and yards. All manufacturers' application or installation instructions must be provided to the Inspector at least ten days prior to the first such application or installation. Contractor must, at all times, make the Work available for testing or inspection and must provide, at its sole cost, all information and assistance as required by City, including information and assistance from Subcontractors, fabricators, material suppliers and manufacturers, to perform the testing or inspection. Contractor must provide incidental labor and facilities to provide safe access to Work for testing and inspection, to obtain and handle samples at the Project site or at the source of the products to be tested, and to store and cure test samples. Neither City's inspection or testing of Work, nor its failure to do so, operate to waive or limit Contractor's duty to complete the Work in accordance with the Contract Documents.

(B) ***Scheduling and Notification.*** Contractor must cooperate with City in coordinating the inspections and testing. At least fifteen days in advance of a first test or inspection of each type, Contractor must submit a schedule of tests or inspections to City, indicating the types of tests or inspections and their scheduled dates. Contractor must deliver adequate samples of materials, proposed mix designs, and/or test specimens to a laboratory or location designated by City, at Contractor's expense, and schedule all tests required by the Contract Documents in time to avoid any delay to the progress of the Work. Contractor must also notify the Engineer at least three full Working Days before any inspection or testing and must provide timely notice to the other necessary parties as specified in the Contract Documents. If Contractor schedules an inspection or test beyond regular Work hours, or on a Saturday, Sunday, or recognized City holiday, Contractor must notify the Engineer at least three Working Days in advance for approval. If approved, Contractor must reimburse City for the cost of the overtime inspection or testing. Such costs, including the City's hourly costs for required personnel, may be deducted from payments otherwise due to Contractor.

(C) ***Responsibility for Costs.*** City will bear the initial cost of inspection and testing to be performed by City staff or independent inspection and testing consultants retained by City, subject to the following exceptions:

(1) Contractor shall be responsible for the costs of any subsequent inspections or tests which are required to substantiate compliance with the Contract Documents, and any associated remediation costs.

(2) Contractor shall be responsible for inspection costs, at City's hourly rates, for inspection time lost because the Work is not ready, or Contractor fails to appear for a scheduled inspection.

(3) If any portion of the Work that is subject to inspection or testing is covered or concealed by Contractor prior to the inspection or testing, Contractor shall bear the cost of making that portion of the Work available for the inspection or testing required by the Contract Documents, and any associated repair or remediation costs.

(4) Contractor is responsible for properly shoring all compaction test sites deeper than five feet below grade, as required under Section 7.15 below.

(5) Any Work or material that is defective or fails to comply with the requirements of the Contract Documents must be promptly repaired, removed, replaced, or corrected by Contractor, at Contractor's sole expense, even if that Work or material was previously inspected or included in a progress payment.

(6) Contractor is responsible for testing and inspection costs due to the following: changes in source or supplier of materials or products after original testing and inspection; changes in means, methods, techniques, sequences and procedures of construction that necessitate additional testing and inspection; and changes in mix designs after review and acceptance of submitted mix designs.

(D) ***Contractor's Obligations.*** Contractor is solely responsible for any delay occasioned by remediation of defective or noncompliant Work or material. Inspection or testing of the Work by City does not in any way relieve Contractor of its obligations to perform the Work as specified. Contractor has an independent duty to test and inspect its Work to ensure that it is safe, complies with the requirements of the Contract Documents, and that it is in proper condition to accommodate or interface with subsequent Work. Any Work done without the inspection(s) or testing required by the Contract Documents will be subject to rejection by City.

(E) ***Distant Locations.*** If required off-site testing or inspection must be conducted at a location more than 50 miles from the Project site, Contractor is solely responsible for the additional travel costs required for testing and/or inspection at such locations.

(F) ***Final Inspection.*** The provisions of this Section 7.8 also apply to final inspection under Article 11, Completion and Warranty Provisions.

(G) ***Governing Authorities and Other Public Agencies.*** If any governing authorities or other public agencies with jurisdiction over the Work, or a portion thereof, require any inspection, testing, or approval of the Work, or a portion thereof, Contractor must schedule, conduct, and pay for any such inspection or testing and obtain any required approvals. These governing authorities and agencies may include, but are not limited to, City's Building Department, Public Works Department, and Fire Department, the Office of Statewide Health Planning Department (OSHPD), and other similar agencies. Contractor must submit any such certificates of inspection or testing or approvals to the City.

(H) ***Inspections and Tests by Serving Utilities.*** Contractor must schedule, conduct, and pay for all tests and inspections required by serving utilities for the Work.

(I) ***Inspections and Tests by Manufacturer's Representatives.*** Contractor must, at its sole cost, schedule, coordinate, and ensure the performance of all tests and inspections specified to be conducted by materials or systems manufacturers, including those required by materials or systems manufacturers as a condition of warranty or certification Work.

7.9 Project Site Conditions and Maintenance. Contractor must at all times, on a 24-hour basis and at its sole cost, maintain the Project site and staging and storage areas in clean, neat, and sanitary condition and in compliance with all Laws pertaining to safety, air quality, and dust control. Adequate toilets must be provided, and properly maintained and serviced for all workers on the Project site, located in a suitably secluded area, subject to City's prior approval. If toilets of the chemically treated type are used, Contractor must furnish at least one toilet for each 20 persons. Contractor shall enforce the use of such sanitary facilities by all personnel at the Project site. Contractor must also, on a daily basis and at its sole cost, remove and properly dispose of the debris and waste materials from the Project site.

(A) ***Air Emissions Control*.** Contractor must not discharge smoke or other air contaminants into the atmosphere in violation of any Laws. Contractor must comply with all Laws, including the California Air Resources Board's In-Use Off-Road Diesel-Fueled Fleets Regulation (13 CCR § 2449 et seq.).

(B) ***Dust and Debris*.** Contractor must minimize and confine dust and debris resulting from the Work. Contractor must protect buildings and operating facilities from dust and must use suitable dust screens to protect existing and new machinery, motors, instrument panels, or similar equipment from dust. Contractor must include proper ventilation with dust screens. Contractor must abate dust nuisance by cleaning, sweeping, and immediately sprinkling with water excavated areas of dirt or other materials prone to cause dust, and within one hour after the Engineer notifies Contractor that an airborne nuisance exists. The Engineer may direct that Contractor provide an approved water-spraying truck for this purpose. If water is used for dust control, Contractor shall only use the minimum necessary. Contractor must take all necessary steps to keep waste water out of streets, gutters, or storm drains. See Section 7.19, Environmental Control. If City determines that the dust control is not adequate, City may have the work done by others and deduct the cost from payment otherwise due to Contractor. Contractor shall immediately remove any excess excavated material from the Project site and any dirt deposited on public streets. (See also Document 01 50 00 of the Specifications.)

(C) ***Hazards Control***. Contractor must prevent the accumulation of wastes that may create hazardous conditions. Contractor must store volatile waste in covered metal containers and remove such waste from the premises daily. Contractor must provide adequate ventilation during the use of volatile or noxious substances.

(D) ***Clean up.*** Before discontinuing Work in an area, Contractor must clean the area and remove all debris and waste along with the construction equipment, tools, machinery, and surplus materials.

(1) Except as otherwise specified, all excess Project materials, and the materials removed from existing improvements on the Project site with no salvage value or intended reuse by City, will be Contractor's property.

(2) Hauling trucks and other vehicles leaving the Project site must be cleaned of exterior mud or dirt before traveling on City streets. Materials and loose debris must be delivered and loaded to prevent dropping materials or debris. Contractor must immediately remove spillage from hauling on any publicly traveled way. Streets affected by Work on the Project must be kept clean by street sweeping.

(3) Contractor shall also, on a daily basis, remove any dust, debris, mud, fill, and spoils from private property, unless the private property owner has requested otherwise in writing.

(E) ***Disposal.*** Contractor must dispose of all Project debris and waste materials in a safe and legal manner. Contractor may not burn or bury waste materials on the Project site. Contractor will not allow any dirt, refuse, excavated material, surplus concrete or mortar, or any associated

washings, to be disposed of onto streets, into manholes or into the storm drain system. All excess soil from performance of Work shall be disposed at a Class I, II, or III landfill at sites to be chosen by Contractor in accordance with Laws. Contractor must review and comply with any such regulations and requirements of the agency having jurisdiction over any contemplated disposal site, as applicable. Contractor shall recycle all debris and waste materials with feasible re-use including concrete, asphalt concrete, pavement base materials, steel, and wood. A Project including 5,000 square feet or more of building construction, demolition or renovation shall comply with the City of Santa Clara Construction and Demolition Debris Recycling Program per Santa Clara Code Section 8.25.285.

(F) ***Completion.*** At the completion of the Work, Contractor must remove from the Project site all of its equipment, tools, surplus materials, waste materials and debris, presenting a clean and neat appearance. Before demobilizing from the Project site, Contractor must ensure that all surfaces are cleaned, sealed, waxed, or finished as applicable, and that all marks, stains, paint splatters, and the like have been properly removed from the completed Work and the surrounding areas. Contractor must clean or replace the filters of any mechanical equipment operated during construction and clean the ducts, blowers, and coils of mechanical equipment operated without filters during construction. Contractor must also mechanically sweep paved areas. Contractor must ensure that all parts of the construction are properly joined with the previously existing and adjacent improvements and conditions. Contractor must provide all cutting, fitting and patching needed to accomplish that requirement. Contractor must also repair or replace all existing improvements that are damaged or removed during the Work, both on and off the Project site, including curbs, sidewalks, driveways, fences, signs, utilities, utility poles, guy wires, underground pipes, conduits, drains, street surfaces, structures, and landscaping (sod, groundcover, shrubs, trees, and the like). Repairs and replacements must be at least equal to the previously existing improvements, and the condition, finish and dimensions must match the previously existing improvements. All replacements must be made with new materials. Contractor must restore to original condition all property or items that are not designated for alteration under the Contract Documents and leave each Worksite clean and ready for occupancy or use by City.

(G) ***Non-Compliance.*** If Contractor fails to comply with its maintenance and cleanup obligations or any City clean up order, City may, acting in its sole discretion, elect to suspend the Work until the condition(s) is corrected with no increase in the Contract Time or Contract Price, or undertake appropriate cleanup measures without further notice and deduct the cost from any amounts due or to become due to Contractor.

7.10 Instructions and Manuals. Contractor must provide to City three hard copies and a digital copy of each instruction and manual required by the Contract Documents, unless otherwise specified. These must be complete as to drawings, details, parts lists, performance data, and other information that may be required for City to easily maintain and service the materials and equipment installed for this Project.

(A) ***Submittal Requirements.*** The instructions and manuals, along with any required guarantees, must be delivered to City for review prior to requesting final inspection pursuant to Section 11.1(A), unless otherwise specified.

(B) ***Training.*** Contractor or its Subcontractors must train City's personnel in the operation and maintenance of any complex equipment or systems as a condition precedent to Final Completion, if required in the Contract Documents.

7.11 As-built Drawings. Contractor and its Subcontractors must prepare and maintain at the Project site a detailed, complete and accurate as-built set of the Plans which will be used solely for the purpose of recording changes made in any portion of the original Plans in order to create accurate record drawings at the end of the Project.

(A) ***Duty to Update.*** The as-built drawings must be updated as changes occur, on a daily basis if necessary. City may withhold the estimated cost for City to have the as-built drawings prepared from payments otherwise due to Contractor, until the as-built drawings are brought up to date to the satisfaction of City. Actual locations to scale must be identified on the as-built drawings for all runs of mechanical and electrical work, including all site utilities installed underground, in walls, floors, or otherwise concealed. Deviations from the original Plans must be shown in detail. The exact location of all main runs, whether piping, conduit, ductwork or drain lines, must be shown by dimension and elevation. The location of all buried pipelines, appurtenances, or other improvements must be represented by coordinates and by the horizontal distance from visible above-ground improvements.

(B) ***Final Completion.*** Contractor must verify that all changes in the Work are depicted in the as-built drawings and must deliver the complete set of as-built drawings to the Engineer for review and acceptance as a condition precedent to Final Completion and Final Payment.

7.12 Existing Utilities and Facilities.

(A) ***General.*** The Work may be performed in developed, urban areas with existing utilities, both above and below ground, including utilities identified in the Contract Documents or in other informational documents or records. Underground utilities are inherent in Work involving digging of trenches or other excavations and Contractor is to apply its skill and industry to verify the information available. Contractor must take due care to locate identified or reasonably identifiable utilities before proceeding with trenching, excavation, or any other activity that could damage or disrupt existing utilities. This may include excavation with small equipment, potholing, or hand excavation, and, if practical, using white paint or other suitable markings to delineate the area to be excavated. Except as otherwise provided herein, Contractor shall be responsible for costs resulting from damage to identified or reasonably identifiable utilities due to Contractor's negligence or failure to comply with the Contract Documents, including the requirements in this Article 7. Contractor shall take immediate action to restore any service installation damaged by Contractor's operations. If City determines that Contractor has not responded to damaged service installations in a timely manner or has not diligently pursued restoration of damaged service installations, City may restore service installations and deduct the cost from payments otherwise due to Contractor.

(B) ***Unidentified Utilities.*** Pursuant to Government Code § 4215, if, during the performance of the Work, Contractor discovers utility facilities not identified by City in the Contract Documents, Contractor must immediately provide written notice to City and the utility. City assumes responsibility for the timely removal, relocation, or protection of existing main or trunkline utility facilities located on the Project site if those utilities are not identified in the Contract Documents. Contractor shall be compensated in accordance with the provisions of the Contract Documents for the costs of locating, repairing damage not due to Contractor's failure to exercise reasonable care, and removing or relocating such utility facilities not indicated in the Plans or Specifications with reasonable accuracy, and for equipment on the Project necessarily idled during such work. Contractor will not be assessed liquidated damages for delay in completion of the Work, to the extent the delay was caused by City's failure to provide for removal or relocation of such utility facilities.

(C) ***Service Laterals or Appurtenances.*** In accordance with Government Code § 4215, nothing herein will be deemed to require City to indicate the presence of existing service laterals or appurtenances whenever the presence of such utilities on the Project site can be inferred by Contractor from the presence of an underground transmission main or other visible facilities, such as buildings, new asphalt, meters and junction boxes, on or adjacent to the Project site.

(D) ***Locating Utilities.*** Contractor is responsible for all of the following activities to locate identified or reasonably identifiable utilities and the cost thereof is included in the Contract Price: (a) reviewing and checking all available information and data provided in any "For Reference

Only" documents, the Plans, and Underground Services Alert (USA) information; (b) locating all identified or reasonably identifiable utilities, including utilities shown or indicated in the Contract Documents or any other available information and utilities indicated by visual observation including, but not limited to, and by way of example only, engaging qualified locating services and all necessary backhoeing and potholing; and (c) coordination of the Work with the owners of such utilities during construction. Contractor shall notify City of any conflict between information provided in any "For Reference Only" documents, the Plans, and USA information.

(E) Except as required by applicable law, Contractor shall bear the risk that utilities not owned or built by City may differ in nature or locations shown in information provided in the "For Reference Only" documents, the Plans, and USA information, or otherwise reasonably available to Contractor.

7.13 Notice of Excavation. Contractor must comply with all applicable requirements in Government Code § 4216 et seq., which are incorporated by reference herein.

7.14 Trenching and Excavations of Four Feet or More. As required by Public Contract Code § 7104, if the Work includes digging trenches or other excavations that extend deeper than four feet below the surface, the provisions in this Section apply to the Work and the Project.

(A) ***Duty to Notify.*** Contractor must promptly, and before the following conditions are disturbed, provide written notice to City if Contractor finds any of the following conditions:

(1) Material that Contractor believes may be a hazardous waste, as defined in § 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with the provisions of existing Laws;

(2) Subsurface or latent physical conditions at the Project site differing from those indicated by information about the Project site made available to bidders prior to the deadline for submitting bids; or

(3) Unknown physical conditions at the Project site of any unusual nature, materially different from those ordinarily encountered and generally recognized as inherent in work of the character required by the Contract Documents.

(B) ***City Investigation.*** City will promptly investigate the conditions and if City finds that the conditions materially differ from those indicated, apparent, or reasonably inferred from information about the Project site made available to bidders, or involve hazardous waste, and cause a decrease or increase in Contractor's cost of, or the time required for, performance of any part of the Work, City will issue a Change Order.

(C) ***Disputes.*** In the event that a dispute arises between City and Contractor regarding any of the conditions specified in subsection (B) above, or the terms of a Change Order issued by City, Contractor will not be excused from completing the Work within the Contract Time, but must proceed with all Work to be performed under the Contract. Contractor shall retain any and all rights provided either by the Contract or by Laws which pertain to the resolution of disputes between Contractor and City.

7.15 Trenching of Five Feet or More. As required by Labor Code § 6705, if the Contract Price exceeds $25,000 and the Work includes the excavation of any trench or trenches of five feet or more in depth, a detailed plan must be submitted to City for acceptance at least five days in advance of the excavation. The detailed plan must show the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation. If the plan varies from the shoring system standards, it must be prepared by a California registered civil or structural engineer. Use of a shoring, sloping, or protective system less effective than that required by the Construction Safety Orders is prohibited.

7.16 New Utility Connections. Except as otherwise specified, City will pay connection charges and meter costs for new permanent utilities required by the Contract Documents, if any. Contractor must notify City sufficiently in advance of the time needed to request service from each utility provider so that Contractor can coordinate connections and services in accordance with the Project schedule.

7.17 Lines and Grades. Contractor is required to use any benchmark provided by the Engineer. Unless otherwise specified in the Contract Documents, Contractor must provide all lines and grades required to execute the Work. Contractor must also provide, preserve, and replace if necessary, all construction stakes required for the Project. All stakes or marks must be set by a California licensed surveyor or a California registered civil engineer. Contractor must notify the Engineer of any discrepancies found between Contractor's staking and grading and information provided by the Contract Documents. Upon completion, all Work must conform to the lines, elevations, and grades shown in the Plans, including any changes directed by a Change Order.

7.18 Historic or Archeological Items.

(A) ***Contractor's Obligations.*** Contractor must ensure that all persons performing Work at the Project site are required to immediately notify the Project Manager, upon discovery of any potential historic or archeological items, including historic or prehistoric ruins, a burial ground, archaeological or vertebrate paleontological site, including fossilized footprints or other archeological, paleontological or historical feature on the Project site (collectively, "Historic or Archeological Items").

(B) ***Discovery; Cessation of Work.*** Upon discovery of any potential Historic or Archeological Items, Work must be stopped within an 85-foot radius of the find and may not resume until authorized in writing by City. If required by City, Contractor must assist in protecting or recovering the Historic or Archeological Items, with any such assistance to be compensated as Extra Work on a time and materials basis under Article 6, Contract Modification. At City's discretion, a suspension of Work required due to discovery of Historic or Archeological Items may be treated as Excusable Delay pursuant to Article 5, or as a suspension for convenience under Article 13.

7.19 Environmental Control. Contractor must not pollute any drainage course or its tributary inlets with fuels, oils, bitumens, acids, insecticides, herbicides or other harmful materials. Contractor must prevent the release of any hazardous material or hazardous waste into the soil or groundwater, and prevent the unlawful discharge of pollutants into City's storm drain system and watercourses as required below. Contractor and its Subcontractors must at all times in the performance of the Work comply with all Laws concerning pollution of waterways.

(A) ***Stormwater Permit.*** Contractor must comply with all applicable conditions of the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Construction Activity ("Stormwater Permit").

(B) ***Contractor's Obligations.*** If required for the Work, a copy of the Stormwater Permit is on file in City's principal administrative offices, and Contractor must comply with it without adjustment of the Contract Price or the Contract Time. Contractor must timely and completely submit required reports and monitoring information required by the conditions of the Stormwater Permit. Contractor also must comply with all other Laws governing discharge of stormwater, including applicable municipal stormwater management programs.

7.20 Noise Control. Contractor must comply with all applicable noise control Laws. Noise control requirements apply to all equipment used for the Work or related to the Work, including trucks,

transit mixers or transient equipment that may or may not be owned by Contractor. (See also Document 01 50 00 of the Specifications.)

7.21 Mined Materials. Pursuant to Public Contract Code § 20676, Contractor will not purchase any sand, gravel, or other minerals for the Work from an operation subject to the Surface Mining and Reclamation Act of 1975 (Public Resources Code § 2710 et seq.) unless the Contractor certifies, under penalty of perjury, that the minerals are from a mining operation included on the AB 3098 List, which may be accessed online at: https://www.conservation.ca.gov/smgb/Pages/AB-3098-List.aspx.

7.22 Compliance with Laws Pertaining to Disability Rights. The Work, and Contractor's performance of the Work, must comply with all Laws, including the Americans with Disabilities Act (ADA) and all Laws pertaining to disability rights. Contractor shall not discriminate against disabled persons in the performance of the Work or provision of benefits or activities under the Contract and further agrees that any violation of this prohibition by Contractor, its employees, agents, assigns, or Subcontractors will constitute a material breach of the Contract.

Article 8 - Payment

8.1 Schedule of Values. Prior to submitting its first application for payment and allowing for City's review and comment, Contractor must prepare and submit to the Project Manager a schedule of values apportioned to the various divisions and phases of the Work, including mobilization and demobilization. If a Bid Schedule was submitted with Contractor's bid, the amounts in the schedule of values must be consistent with the Bid Schedule. Each line item contained in the schedule of values must be assigned a value such that the total of all items equals the Contract Price. The items must be sufficiently detailed to enable accurate evaluation of the percentage of completion claimed in each application for payment, and the assigned value consistent with any itemized or unit pricing submitted with Contractor's bid. The schedule of values must include line items for Project scheduling and preparation and submission of Project Record Documents, as defined in the General Requirements. Where more than one Subcontractor performs the Work for a particular Work item or activity on the schedule of values, the schedule of values must show a separate line item for each subcontract. City will reject any attempt to increase the cost of early activities (i.e., "front loading") resulting in a complete reallocation of money until such "front loading" is corrected in the schedule of values. Repeated attempts at front loading may result in suspension or termination of the Work for default, or a withholding from progress payments, as set forth in Section 8.3, below, until the schedule of values is acceptable to City.

(A) ***Measurements for Unit Price Work.*** Materials and items of Work to be paid for on the basis of unit pricing will be measured according to the methods specified in the Contract Documents. If there are no specified methods, measurement will be made in any manner deemed appropriate by City for the class of Work at issue (e.g., pre-assigned values, percentage completion, units completed, or incremental milestones). Any conflict between quantities shown in the Contract Documents and the actual quantities required to complete the Work will be resolved in favor of the actual quantities, as determined by City. The Contract Price will be adjusted to reflect the actual quantities required for the Work based on the itemized or unit prices provided in the Bid Schedule, unless and only to the extent that the City agrees to adjust the price for unit price work pursuant to subsection (A)(1), below. Contractor must immediately inform City of any disagreement with City's measurement of actual quantities and must immediately supply City with documentation to support measurements of actual quantities.

(1) *Adjustments for Increases or Decreases in Unit Price Work.* If the actual quantity for a bid item is increased or decreased by more than 25% of the estimated quantity on the Bid Schedule, the City may, but is not obligated to, make price adjustments for the excess or decreased quantity. Any such price adjustment will be determined by the Engineer pursuant to Section 6.3. The Engineer will determine whether a given

increase or decrease in quantity exceeds 25%, and the Engineer's determination is final. No adjustment in pricing will be made until after all Work involving that bid item is completed, and the final quantity has been determined by the Engineer.

(B) ***Deleted or Reduced Work.*** Contractor will not be compensated for Work that City has deleted or reduced in scope, except for any labor, material, or equipment costs for such Work that Contractor reasonably incurred before Contractor learned that the Work could be deleted or reduced. Contractor will only be compensated for those actual, direct and documented costs incurred, and will not be entitled to any mark up for overhead or lost profits.

8.2 Progress Payments. Following the last day of each month, or as otherwise required by the Special Conditions or Specifications, or as agreed upon by City and Contractor, Contractor shall submit to the Project Manager a monthly application for payment for Work performed during the preceding month based on the estimated value of the Work performed during that preceding month.

(A) ***Application for Payment.*** Each application for payment must be itemized to include labor, materials, and equipment incorporated into the Work (less any previous payments for the same); materials and equipment delivered to the Project site if the conditions in subsection (1) below are satisfied; and authorized and approved Change Orders, including the Change Order number(s), a description of the Work activities, and a Change Order status log. The application must also show the accumulated retainage to date. Each payment application must be supported by the unit prices submitted with Contractor's Bid Schedule and/or schedule of values, the percentage of completion claimed for each activity, and any other substantiating data required by the Contract Documents.

(1) If Contractor requests payment on the basis of materials and equipment not incorporated into the Work, Contractor must satisfy the following conditions: the materials and/or equipment must be delivered and suitably stored at the Project site or at a local Worksite agreed to, in writing, by City; full title to the materials and/or equipment will vest in City at the time of delivery to the Project site or agreed upon Worksite; Contractor must obtain a negotiable warehouse receipt, endorsed over to City for materials and/or equipment stored in an off-site Worksite; materials and/or equipment must be segregated and labeled or tagged to identify the Project; and Contractor's application for payment must be accompanied by a bill of sale, invoice, or other documentation warranting that City has received the materials and equipment free and clear of all liens and evidence that the materials and equipment are covered by appropriate property insurance and other arrangements to protect City's interest therein, all of which must be satisfactory to City. If these conditions are satisfied, the application for payment may include up to 75% of the cost of equipment not yet incorporated into the Work and up to 50% of the cost of materials not yet incorporated into the Work.

(B) ***Payment of Undisputed Amounts.*** City will pay the undisputed amount due within 30 days after Contractor has submitted a complete and accurate payment application, subject to Public Contract Code § 20104.50. City will deduct a percentage from each progress payment as retention, as set forth in Section 8.5, below, and may deduct or withhold additional amounts as set forth in Section 8.3, below.

8.3 Adjustment of Payment Application. City may adjust or reject the amount requested in a payment application, including application for Final Payment, in whole or in part, if the amount requested is disputed or unsubstantiated. Contractor will be notified in writing of the basis for the modification to the amount requested. City may also deduct or withhold from payment otherwise due based upon any of the circumstances and amounts listed below. Sums withheld from payment otherwise due will be released when the basis for that withholding has been remedied and no longer exists.

(A) For Contractor's unexcused failure to perform the Work as required by the Contract Documents, including correction or completion of punch list items, City may withhold or deduct an amount based on the City's estimated cost to correct or complete the Work.

(B) For loss or damage caused by Contractor or its Subcontractors arising out of or relating to performance of the Work, any failure to protect the Project site, or any failure to protect equipment or materials from weather or damage, City may deduct an amount based on the estimated cost to repair or replace. (See, e.g., Sections 7.5, 7.6, 7.9, and 7.12)

(C) For Contractor's failure to pay its Subcontractors and suppliers when payment is due, City may withhold an amount equal to the total of past due payments and may opt to pay that amount separately via joint check pursuant to Section 8.6(B), Joint Checks.

(D) For Contractor's failure to timely correct rejected, nonconforming, or defective Work, City may withhold or deduct an amount based on the City's estimated cost to correct or complete the Work.

(E) For any unreleased stop notice, City may withhold 125% of the amount claimed.

(F) For Contractor's failure to submit any required schedule or schedule update in the manner specified or within the time specified in the Contract Documents, City may withhold an amount equal to ten percent of the total amount requested until Contractor complies with its schedule submittal obligations.

(G) For Contractor's failure to maintain or submit as-built documents or any other Project Record Documents, as defined in Section 01780 of the Specifications, in the manner specified or within the time specified in the Contract Documents, City may withhold or deduct an amount based on the City's cost to prepare the as-builts or other Project Record Documents.

(H) For Work performed without Shop Drawings that have been accepted by City, when accepted Shop Drawings are required before proceeding with the Work, City may deduct an amount based on the estimated cost to correct unsatisfactory Work or diminution in value.

(I) Subject to applicable law, for Contractor's and/or Subcontractor's failure to submit certified payroll records to the City, as required by Article 9 of the General Conditions, City may withhold payment under the Contract.

(J) For fines, payments, or penalties assessed under the Labor Code, City may deduct from payments due to Contractor as required by Laws and as directed by the Division of Labor Standards Enforcement.

(K) For fines, charges, or penalties assessed against the City due to Contractor's acts of omissions, including violations of Laws, City may withhold or deduct such amounts from payment otherwise due to Contractor.

(L) For any other costs or charges that may be withheld or deducted from payments to Contractor, as provided in the Contract Documents, including liquidated damages, City may withhold or deduct such amounts from payment otherwise due to Contractor.

(M) Subject to applicable law, City may, at its option, withhold such moneys due under the Contract Documents as City deems necessary until any and all suits or claims against Contractor for injury to persons, property or operations are resolved and City receives satisfactory evidence thereof.

8.4 Early Occupancy. Neither City's payment of progress payments nor its partial or full use or occupancy of the Project constitutes acceptance of any part of the Work.

8.5 Retention. City will retain five percent of the full amount due on each progress payment (i.e., the amount due before any withholding or deductions pursuant to Section 8.3, Adjustment of Payment Application), or the percentage stated in the Notice Inviting Bids, whichever is greater, as retention to ensure full and satisfactory performance of the Work. Contractor is not entitled to any reduction in the rate of withholding at any time, nor to release of any retention before 35 days following City's recordation of the Notice of Completion, subject to the terms of Public Contract Code § 7107.

(A) ***Substitution of Securities.*** As provided by Public Contract Code § 22300, Contractor may request in writing that it be allowed, at its sole expense, to substitute securities for the retention withheld by City. Contractor must use the City's escrow agreement form (Attachment B) unless otherwise specified by City. Any escrow agreement entered into pursuant to this provision must fully comply with Public Contract Code § 22300 and will be subject to approval as to form by City's legal counsel. If City exercises its right to draw upon such securities in the event of default pursuant to section (7) of the statutory Escrow Agreement for Security Deposits in Lieu of Retention, pursuant to subdivision (g) of Public Contract Code § 22300 ("Escrow Agreement"), and if Contractor disputes that it is in default, its sole remedy is to comply with the dispute resolution procedures in Article 12 and the provisions therein. It is agreed that for purposes of this paragraph, an event of default includes City's rights pursuant to these Contract Documents to withhold or deduct sums from retention, including withholding or deduction for liquidated damages, incomplete or defective Work, stop payment notices, or backcharges. It is further agreed that if any individual authorized to give or receive written notice on behalf of a party pursuant to section (10) of the Escrow Agreement are unavailable to give or receive notice on behalf of that party due to separation from employment, retirement, death, or other circumstances, the successor or delegee of the named individual is deemed to be the individual authorized to give or receive notice pursuant to section (10) of the Escrow Agreement.

(B) ***Release of Undisputed Retention.*** All undisputed retention, less any amounts that may be assessed as liquidated damages, retained for stop notices, or otherwise withheld pursuant to Section 8.3, Adjustment of Payment Application, will be released as Final Payment to Contractor no sooner than 35 days following recordation of the notice of completion, and no later than 60 days following acceptance of the Project by City's governing body or authorized designee pursuant to Section 11.1(C), Acceptance, or, if the Project has not been accepted, no later than 60 days after the Project is otherwise considered complete pursuant to Public Contract Code § 7107(c).

8.6 Payment to Subcontractors and Suppliers. Each month, Contractor must promptly pay each Subcontractor and supplier the value of the portion of labor, materials, and equipment incorporated into the Work or delivered to the Project site by the Subcontractor or supplier during the preceding month. Such payments must be made in accordance with the requirements of Laws pertaining to such payments, and those of the Contract Documents and applicable subcontract or supplier contract.

(A) ***Withholding for Stop Notice.*** Pursuant to Civil Code § 9358, City will withhold 125% of the amount claimed by an unreleased stop notice, a portion of which may be retained by City for the costs incurred in handling the stop notice claim, including attorneys' fees and costs, as authorized by law.

(B) ***Joint Checks.*** City reserves the right, acting in its sole discretion, to issue joint checks made payable to Contractor and a Subcontractor or supplier, if City determines this is necessary to ensure fair and timely payment for a Subcontractor or supplier who has provided services or goods for the Project. As a condition to release of payment by a joint check, the joint check payees may be required to execute a joint check agreement in a form provided or approved by the City Attorney's Office. The joint check payees will be jointly and severally responsible for the allocation and disbursement of funds paid by joint check. Payment by joint check will not be

construed to create a contractual relationship between City and a Subcontractor or supplier of any tier beyond the scope of the joint check agreement.

8.7 Final Payment. Contractor's application for Final Payment must comply with the requirements for submitting an application for a progress payment as stated in Section 8.2, above. Corrections to previous progress payments, including adjustments to estimated quantities for unit priced items, may be included in the Final Payment. If Contractor fails to submit a timely application for Final Payment, City reserves the right to unilaterally process and issue Final Payment without an application from Contractor in order to close out the Project. For the purposes of determining the deadline for Claim submission pursuant to Article 12, the date of Final Payment is deemed to be the date that City acts to release undisputed retention as final payment to Contractor, or otherwise provides written notice to Contractor of Final Payment or that no undisputed funds remain available for Final Payment due to offsetting withholdings or deductions pursuant to Section 8.3, Adjustment of Payment Application. If the amount due from Contractor to City exceeds the amount of Final Payment, City retains the right to recover the balance from Contractor or its sureties.

8.8 Release of Claims. City may, at any time, require that payment of the undisputed portion of any progress payment or Final Payment be contingent upon Contractor furnishing City with a written waiver and release of all claims, Agreement and Release of Any and All Claims (Attachment C), against City arising from or related to the portion of Work covered by those undisputed amounts subject to the limitations of Public Contract Code § 7100. Any disputed amounts may be specifically excluded from the release. Final Payment will be contingent upon Contractor furnishing Attachment C, Agreement and Release of Any and All Claims.

8.9 Warranty of Title. Contractor warrants that title to all work, materials, or equipment incorporated into the Work and included in a request for payment will pass over to City free of any claims, liens, or encumbrances upon payment to Contractor.

Article 9 - Labor Provisions

9.1 Discrimination Prohibited. Discrimination against any prospective or present employee engaged in the Work on grounds of race, color, ancestry, national origin, ethnicity, religion, sex, sexual orientation, age, disability, or marital status is strictly prohibited. Contractor and its Subcontractors are required to comply with all applicable Laws prohibiting discrimination, including the California Fair Employment and Housing Act (Govt. Code § 12900 et seq.), Government Code § 11135, and Labor Code §§ 1735, 1777.5, 1777.6, and 3077.5.

9.2 Labor Code Requirements.

(A) ***Eight Hour Day*.** Pursuant to Labor Code § 1810, eight hours of labor constitute a legal day's work under this Contract.

(B) ***Penalty*.** Pursuant to Labor Code § 1813, Contractor shall forfeit to City as a penalty, the sum of $25.00 for each day during which a worker employed by Contractor or any Subcontractor is required or permitted to work more than eight hours in any one calendar day or more than 40 hours per calendar week, except if such workers are paid overtime under Labor Code § 1815.

(C) ***Apprentices*.** Contractor is responsible for compliance with the requirements governing employment and payment of apprentices, as set forth in Labor Code § 1777.5, which is fully incorporated by reference.

(D) ***Notices*.** Pursuant to Labor Code § 1771.4, Contractor is required to post all job site notices prescribed by Laws.

9.3 Prevailing Wages. Each worker performing Work under this Contract that is covered under Labor Code §§ 1720, 1720.3, or 1720.9, including cleanup at the Project site, must be paid at a rate not less than the prevailing wage as defined in §§ 1771 and 1774 of the Labor Code. The prevailing wage rates are on file with the City and available online at http://www.dir.ca.gov/dlsr. Contractor must post a copy of the applicable prevailing rates at the Project site.

(A) ***Penalties.*** Pursuant to Labor Code § 1775, Contractor and any Subcontractor will forfeit to City as a penalty up to $200.00 for each calendar day, or portion thereof, for each worker paid less than the applicable prevailing wage rate. Contractor must also pay each worker the difference between the applicable prevailing wage rate and the amount actually paid to that worker.

(B) ***Federal Requirements.*** If this Project is subject to federal prevailing wage requirements in addition to California prevailing wage requirements, Contractor and its Subcontractors are required to pay the higher of the currently applicable state or federal prevailing wage rates.

9.4 Payroll Records. Contractor must comply with the provisions of Labor Code §§ 1771.4, 1776, and 1812 and all implementing regulations, which are fully incorporated by this reference, including requirements for monthly electronic submission of payroll records to the DIR, if applicable.

(A) ***Contractor and Subcontractor Obligations.*** Contractor and each Subcontractor must keep accurate payroll records, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed in connection with the Work. Each payroll record must contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following:

(1) The information contained in the payroll record is true and correct; and

(2) Contractor or the Subcontractor has complied with the requirements of Labor Code §§ 1771, 1811, and 1815 for any Work performed by its employees on the Project.

(B) ***Submittal of Records.***

(1) As a condition to receiving progress payments, Final Payment, and payment of retention, Contractor must furnish to City, with its application for payment, all applicable and necessary certified payroll records (for itself and all applicable Subcontractors) for the time period covering the application for payment. City may withhold any portion of a payment, including the entire payment amount, until certified payroll forms and related documentation are properly submitted, reviewed, and found to be in full compliance with applicable Laws. If the certified payroll records do not comply with the requirements of Labor Code § 1720 et seq., City may continue to withhold sufficient funds to cover estimated wages and penalties under the Contract.

(2) Contractor must submit certified payroll through LCPTracker or similar system as directed by the City. Contractor will be provided log-in credentials to access the City's LCPTracker system. The term "certified payroll" includes all required documentation to comply with the mandates set forth in Labor Code §1720 et seq, as well as any additional documentation requested by the City or its designee including, but not limited to: certified payroll, fringe benefit statements and backup documentation such as monthly benefit statements, employee timecards, copies of wage statements and cancelled checks, proof of training contributions (CAC2, if applicable), and apprenticeship forms such as DAS-140 and DAS-142. In addition to submitting the certified payrolls and related documentation to City, Contractor and Subcontractors must submit certified payroll and related documents electronically to the Labor Commissioner, in accordance with Labor

Code § 1771.4. Failure to submit payrolls to the DIR may also result in the withholding of progress payments, Final Payment, and/or retention payment.

(C) ***Certified Record.*** A certified copy of an employee's payroll record must be made available for inspection or furnished to the employee or his or her authorized representative on request, to City, to the Division of Labor Standards Enforcement and/or, Division of Apprenticeship Standards of the DIR, and as further required by the Labor Code.

(D) ***Enforcement.*** Contractor or Subcontractor has ten days in which to comply with the requirements of Labor Code § 1776 following receipt of a written notice requesting certified copies of payroll records pursuant to Labor Code § 1776. If Contractor or Subcontractor fails to comply within the ten-day period, Contractor or Subcontractor will forfeit a penalty of $100.00 per day, or portion thereof, for each worker for whom compliance is required, until strict compliance is achieved. Upon request by the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement, these penalties will be withheld from payments then due to Contractor.

9.5 Labor Compliance. Pursuant to Labor Code § 1771.4, the Contract for this Project is subject to compliance monitoring and enforcement by the DIR.

Article 10 - Safety Provisions

10.1 Safety Precautions and Programs. Contractor and its Subcontractors are fully responsible for safety precautions and programs, and for the safety of persons and property in the performance of the Work. Contractor and its Subcontractors must at all times comply with all applicable health and safety Laws and seek to avoid injury, loss, or damage to persons or property by taking reasonable steps to protect its employees and other persons at any Worksite, materials and equipment stored on or off site, and property at or adjacent to any Worksite.

(A) ***Reporting Requirements.*** Contractor must immediately notify the City of any death, serious injury or illness resulting from Work on the Project. Contractor must immediately provide a written report to City of each recordable accident or injury occurring at any Worksite within 24 hours of the occurrence. The written report must include: (1) the name and address of the injured or deceased person; (2) the name and address of each employee of Contractor or of any Subcontractor involved in the incident; (3) a detailed description of the incident, including precise location, time, and names and contact information for known witnesses; and (4) a police or first responder report, if applicable. If Contractor is required to file an accident report with a government agency, Contractor shall provide a copy of the report to City.

(B) ***Safety Program.*** If requested by City, Contractor must submit a Project-specific safety program. Contractor's safety program must include: (1) an injury and illness prevention program and (2) a site-specific health and safety plan and describes the health and safety procedures that Contractor shall implement during the Work to ensure the safety of the public and workers. Contractor's safety program must comply with the applicable legal and regulatory requirements. Contractor must provide City with copies of all notices required by Laws.

(C) ***Safety Representative***. Contractor shall designate a qualified and experienced safety representative at the Project site whose duties and responsibilities will include: (1) the prevention of accidents; (2) maintenance and supervision of safety precautions and programs; (3) compliance with applicable health and safety Laws, including Occupational Safety and Health Act ("OSHA") requirements; and (4) implementation and enforcement of Contractor's traffic control and detour plan, security plan, program for temporary structures, construction site management plan, demolition program, and environmental safety and health plan. Contractor's safety representative will also be responsible for submitting any changes to these plans to City for review.

(D) ***Contractor's Obligations.*** Any damage or loss caused by Contractor arising from the Work which is not insured under property insurance must be promptly remedied by Contractor.

(E) ***Remedies.*** If City determines, in its sole discretion, that any part of the Work or Project site is unsafe, City may, without assuming responsibility for Contractor's safety program, require Contractor or its Subcontractor to cease performance of the Work or to take corrective measures to City's satisfaction. If Contractor fails to promptly take the required corrective measures, City may perform them and deduct the cost from the Contract Price. Contractor agrees it is not entitled to submit a Claim for damages, for an increase in Contract Price, or for a change in Contract Time based on Contractor's compliance with City's request for corrective measures pursuant to this provision.

(F) ***Protective Gear.*** Contractor must supply a sufficient number of hard hats to properly equip all personnel and visitors and must ensure that all personnel and visitors at the Project site wear hard hats at all times. Contractor must also supply personal protective equipment ("PPE") to all of Contractor's personnel and ensure that, if an exposure exists, all affected personnel use the PPE.

10.2 Hazardous Materials. Unless otherwise specified in the Contract Documents, this Contract does not include the removal, handling, or disturbance of any asbestos or other Hazardous Materials. If Contractor encounters materials on the Project site that Contractor reasonably believes to be asbestos or other Hazardous Materials, and the asbestos or other Hazardous Materials have not been rendered harmless, Contractor may continue Work in unaffected areas reasonably believed to be safe, but must immediately cease work on the area affected and report the condition to City. Contractor's notice to City must indicate whether the material believed to be Hazardous Materials was shown or indicated on the Contract Documents to be within the scope of Work and whether the material was brought to the Project site by Contractor, its Subcontractors, a supplier, or any other individual. No asbestos, asbestos-containing products or other Hazardous Materials may be used in performance of the Work.

10.3 Material Safety. Contractor is solely responsible for complying with § 5194 of Title 8 of the California Code of Regulations, including by providing information to Contractor's employees about any hazardous chemicals to which they may be exposed in the course of the Work. A hazard communication program and other forms of warning and training about such exposure must be used. Contractor must also maintain Safety Data Sheets ("SDS") at the Project site, as required by Laws, for materials or substances used or consumed in the performance of the Work. The SDS will be accessible and available to Contractor's employees, Subcontractors, and City.

(A) ***Contractor Obligations.*** Contractor is solely responsible for the proper delivery, handling, use, storage, removal, and disposal of all materials brought to the Project site and/or used in the performance of the Work. Contractor must notify the Engineer if a specified product or material cannot be used safely.

(B) ***Labeling.*** Contractor must ensure proper labeling on any material brought onto the Project site so that any persons working with or in the vicinity of the material may be informed as to the identity of the material, any potential hazards, and requirements for proper handling, protections, and disposal.

10.4 Hazardous Condition. Contractor is solely responsible for determining whether a hazardous condition exists or is created during the course of the Work, involving a risk of bodily harm to any person or risk of damage to any property. If a hazardous condition exists or is created, Contractor must take all precautions necessary to address the condition and ensure that the Work progresses safely under the circumstances. Contractor must notify City, in writing, of the existence of any hazardous conditions, property or equipment at the Project site. Hazardous conditions may result from, but are not limited to, use of specified materials or equipment, the

Work location, the Project site condition, the method of construction, or the way any Work must be performed.

10.5 Emergencies. In an emergency affecting the safety or protection of persons, Work, or property at or adjacent to any Worksite, Contractor must take reasonable and prompt actions to prevent damage, injury, or loss, without prior authorization from the City if, under the circumstances, there is inadequate time to seek prior authorization from the City.

Article 11 - Completion and Warranty Provisions

11.1 Final Completion.

(A) ***Final Inspection and Punch List.*** When the Work required by this Contract is fully performed, Contractor must provide written notification to City requesting final inspection. The Engineer will schedule the date and time for final inspection, which must include Contractor's primary representative for this Project and its superintendent. Based on that inspection, City will prepare a punch list of any items that are incomplete, missing, defective, incorrectly installed, or otherwise not compliant with the Contract Documents. The punch list to Contractor will specify the time by which all of the punch list items must be completed or corrected. The punch list may include City's estimated cost to complete each punch list item if Contractor fails to do so within the specified time. The City may also specify a date for a follow up inspection of the punch list items. If additional inspections are required after the follow up inspection, Contractor shall reimburse the City for its costs associated with subsequent inspections. The omission of any non-compliant item from a punch list will not relieve Contractor from fulfilling all requirements of the Contract Documents. Contractor's failure to complete any punch list item within the time specified in the punch list will not waive or abridge its warranty obligations for any such items that must be completed by the City or by a third party retained by the City due to Contractor's failure to timely complete any such outstanding item. When required by City, Contractor must also schedule and coordinate a final inspection with City Building Inspectors.

(B) ***Requirements for Final Completion.*** Final Completion will be achieved upon completion or correction of all punch list items, as verified by City's further inspection, and upon satisfaction of all other Contract requirements, including return of all personnel identification media, vehicle permits, and keys issued to Contractor for the Project; submission to City of any written requests from private property owners pursuant to Section 7.9(D)(4); any startup or commissioning required under the Contract Documents; and submission of all final submittals, including instructions and manuals as required under Section 7.10, and complete, final as-built drawings as required under Section 7.11 and other Project Record Documents, as defined in Section 01780 of the Specifications, all to City's satisfaction. See also Section 8.8, Release of Claims.

(C) ***Acceptance.*** The Project will be considered accepted upon City Council action during a public meeting to accept the Project, unless the Engineer is authorized to accept the Project, in which case the Project will be considered accepted upon the date of the Engineer's issuance of a written notice of acceptance. In order to avoid delay of Project close out, the City may elect, acting in its sole discretion, to accept the Project as complete subject to exceptions for punch list items that are not completed within the time specified in the punch list. See also Section 8.8, Release of Claims.

(D) ***Final Payment and Release of Retention.*** Final Payment and release of retention, less any sums withheld pursuant to the provisions of the Contract Documents, will not be made sooner than 35 days after recordation of the notice of completion. If Contractor fails to complete any of the punch list items within the specified time, City may withhold up to 150% of City's estimated cost to complete each of the remaining items from Final Payment and may use the

withheld retention to pay for the costs to self-perform the outstanding items or to retain a third party to complete any such outstanding punch list item.

11.2 Warranty.

(A) ***General.*** Contractor warrants that all materials and equipment will be new unless otherwise specified, of good quality, in conformance with the Contract Documents, and free from defective workmanship and materials. Contractor further warrants that the Work will be free from material defects not intrinsic in the design or materials required in the Contract Documents. Contractor warrants that materials or items incorporated into the Work comply with the requirements and standards in the Contract Documents, including compliance with Laws, and that any Hazardous Materials encountered or used were handled as required by Laws. At City's request, Contractor must furnish satisfactory evidence of the quality and type of materials and equipment furnished. Contractor's warranty does not extend to damage caused by normal wear and tear or improper use or maintenance.

(B) ***Warranty Period.*** Contractor's warranty must guarantee its Work for a period of one year from the date of Project acceptance (the "Warranty Period"), except when a longer guarantee is provided by a supplier or manufacturer or is required by the Specifications or Special Conditions. Contractor must obtain from its Subcontractors, suppliers and manufacturers any special or extended warranties required by the Contract Documents.

(C) ***Warranty Documents.*** As a condition precedent to Final Completion, Contractor must supply City with all warranty and guarantee documents relevant to equipment and materials incorporated into the Work and guaranteed by their suppliers or manufacturers. Contractor must submit draft warranty forms to City for approval prior to execution. The warranty forms must be consistent with the requirements in the Contract Documents and will not detract from or confuse those requirements. City reserves the right to reject unsolicited and coincidental product warranties that detract from or confuse the requirements of the Contract Documents. The City may require that the warranties are countersigned by Subcontractors, manufacturers, and installers, as applicable. Contractor must assemble the warranty and guarantee documents in an 8½ inch by 11 inch three-ring binder with a durable plastic cover; separate and organize the documents in the same order as the Specifications; and include a table of contents. The binder must also include contact information, including names and phone numbers, for those individuals that the City may contact during the Warranty Period. Contractor must also provide City with a digital copy of all warranty and guarantee documents.

(D) ***Subcontractors.*** The warranty obligations in the Contract Documents apply to Work performed by Contractor and its Subcontractors, and Contractor agrees to be co-guarantor of such Work.

(E) ***Contractor's Obligations.*** Upon written notice from City to Contractor of any defect in the Work discovered during the Warranty Period, Contractor or its responsible Subcontractor must promptly correct the defective Work at its own cost. Contractor's obligation to correct defects discovered during the Warranty Period will continue past the expiration of the Warranty Period as to any defects in Work for which Contractor was notified prior to expiration of the Warranty Period. Work performed during the Warranty Period ("Warranty Work") will be subject to the warranty provisions in this Section 11.2 for a one-year period that begins upon completion of such Warranty Work to City's satisfaction or to the expiration of any extended warranty period (if applicable), whichever is later.

(F) ***City's Remedies.*** If Contractor or its responsible Subcontractor fails to correct defective Work within ten days following notice by City, or sooner if required by the circumstances, City may correct the defects to conform with the Contract Documents at Contractor's sole expense. Contractor must reimburse City for its costs in accordance with subsection (H), below.

(G) ***Emergency Repairs.*** In cases of emergency where any delay in correcting defective Work could cause harm, loss or damage, City may immediately correct the defects to conform with the Contract Documents at Contractor's sole expense. Contractor or its surety must reimburse City for its costs in accordance with subsection (H), below.

(H) ***Reimbursement.*** Contractor must reimburse City for its costs to repair under subsections (F) or (G), above, within 30 days following City's submission of a demand for payment pursuant to this provision. If City is required to initiate legal action to compel Contractor's compliance with this provision, and City is the prevailing party in such action, Contractor and its surety are solely responsible for all of City's attorney's fees and legal costs expended to enforce Contractor's warranty obligations herein, in addition to any and all costs City incurs to correct the defective Work.

11.3 Use Prior to Final Completion. City reserves the right to occupy or make use of the Project, or any portions of the Project, prior to Final Completion if City has determined that the Project or portion of it is in a condition suitable for the proposed occupation or use, and that it is in its best interest to occupy or make use of the Project, or any portions of it, prior to Final Completion.

(A) ***Non-Waiver.*** Occupation or use of the Project, in whole or in part, prior to Final Completion will not operate as acceptance of the Work or any portion of it, nor will it operate as a waiver of any of City's rights or Contractor's duties pursuant to these Contract Documents, and will not affect nor bear on the determination of the time of substantial completion with respect to any statute of repose pertaining to the time for filing an action for construction defect.

(B) ***City's Responsibility.*** City will be responsible for the cost of maintenance and repairs due to normal wear and tear with respect to those portions of the Project that are being occupied or used before Final Completion. The Contract Price or the Contract Time may be adjusted pursuant to the applicable provisions of these Contract Documents if, and only to the extent that, any occupation or use under this Section actually adds to Contractor's cost or time to complete the Work within the Contract Time.

11.4 Substantial Completion. For purposes of determining "substantial completion" with respect to any statute of repose pertaining to the time for filing an action for construction defect, "substantial completion" is deemed to mean the last date that Contractor or any Subcontractor performs Work on the Project prior to City acceptance of the Project, except for warranty work performed under this Article.

Article 12 - Dispute Resolution

12.1 Claims. This Article applies to and provides the exclusive procedures for any Claim arising from or related to the Contract or performance of the Work.

(A) ***Limitations.*** A Claim may only include the portion of a previously rejected demand that remains in dispute between Contractor and City. With the exception of any dispute regarding the amount of money actually paid to Contractor as Final Payment, Contractor is not entitled to submit a Claim demanding a change in the Contract Time or the Contract Price, which has not previously been submitted to City in full compliance with Article 5 and Article 6, and subsequently rejected in whole or in part by City.

(B) ***Scope of Article.*** This Article provides the exclusive procedures for submission and resolution of Claims of any amount and applies in addition to the provisions of Public Contract Code § 9204 and § 20104 et seq., which are incorporated by reference herein.

(C) ***No Work Delay.*** Notwithstanding the submission of a Claim or any other dispute between the parties related to the Project or the Contract Documents, Contractor must perform

the Work and may not delay or cease Work pending resolution of a Claim or other dispute, but must continue to diligently prosecute the performance and timely completion of the Work, including the Work pertaining to the Claim or other dispute.

(D) ***Informal Resolution.*** Contractor shall make a good faith effort to informally resolve a dispute before initiating a Claim, preferably by face-to-face meeting between authorized representatives of Contractor and City.

(E) ***Contractor Costs***. Contractor is responsible for its costs to prepare and submit a Claim.

12.2 Claims Submission. The following requirements apply to any Claim subject to this Article:

(A) ***Substantiation.*** The Claim must be submitted to City in writing, by registered or certified mail with return receipt requested and clearly identified as a "Claim" submitted pursuant to this Article 12. The Claim must include all of the documents necessary to substantiate the Claim including the Change Order request that was rejected in whole or in part, and a copy of City's written rejection that is in dispute. The Claim must clearly identify and describe the dispute, including relevant references to applicable portions of the Contract Documents, and a chronology of relevant events. Any Claim for additional payment must include a complete, itemized breakdown of all known or estimated labor, materials, taxes, insurance, and subcontract or other costs, consistent with the limitations on allowable costs set forth in Section 6.4. Substantiating documentation such as payroll records, receipts, invoices, or the like, must be submitted in support of each component of claimed cost. Any Claim for an extension of time or delay costs must be substantiated with a schedule analysis and narrative depicting and explaining claimed time impacts.

(B) ***Claim Format and Content.*** A Claim must be submitted in the following format:

(1) Provide a cover letter, specifically identifying the submission as a "Claim" submitted under this Article 12 and specifying the requested remedy (e.g., amount of proposed change to Contract Price and/or change to Contract Time).

(2) Provide a summary of each Claim, including underlying facts and the basis for entitlement, and identify each specific demand at issue, including the specific Change Order request (by number and submittal date), and the date of City's rejection of that demand, in whole or in part.

(3) Provide a detailed explanation of each issue in dispute. For multiple issues included within a single Claim or for multiple Claims submitted concurrently, separately number and identify each individual issue or Claim, and include the following for <u>each</u> separate issue or Claim:

a. A succinct statement of the matter in dispute, including Contractor's position and the basis for that position;

b. Identify and attach all documents that substantiate the Claim, including relevant provisions of the Contract Documents, RFIs, calculations, and schedule analysis (see subsection (A), Substantiation, above);

c. A chronology of relevant events; and

d. Analysis and basis for claimed changes to Contract Price, Contract Time, or any other remedy requested.

(4) Provide a summary of issues and corresponding claimed damages. If, by the time of the Claim submission deadline (below), the precise amount of the requested change in

the Contract Price or Contract Time is not yet known, Contractor must provide a good faith estimate, including the basis for that estimate, and must identify the date by which it is anticipated that the Claim will be updated to provide final amounts.

(5) Include the following certification, executed by Contractor's authorized representative:

"The undersigned Contractor certifies under penalty of perjury that its statements and representations in this Claim submittal are true and correct. Contractor warrants that this Claim submittal is comprehensive and complete as to the matters in dispute, and agrees that any costs, expenses, or delay not included herein are deemed waived."

(C) ***Submission Deadlines.***

(1) A Claim disputing rejection of a request for a change in the Contract Time or Contract Price must be submitted within 21 days following the date that City notified Contractor in writing that a request for a change in the Contract Time or Contract Price, duly submitted in compliance with Article 5 and Article 6, has been rejected in whole or in part. A Claim disputing the terms of a unilateral Change Order must be submitted within 21 days following the date of issuance of the unilateral Change Order. These Claim deadlines apply even if Contractor cannot yet quantify the total amount of any requested change in the Contract Time or Contract Price. If the Contractor cannot quantify those amounts, it must submit an estimate of the amounts claimed pending final determination of the requested remedy by Contractor.

(2) With the exception of any dispute regarding the amount of Final Payment, any Claim must be filed on or before the date of Final Payment or will be deemed waived.

(3) A Claim disputing the amount of Final Payment must be submitted within 21 days of the effective date of Final Payment, under Section 8.7, Final Payment.

(4) Strict compliance with these Claim submission deadlines is necessary to ensure that any dispute may be mitigated as soon as possible, and to facilitate cost-efficient administration of the Project. ***Any Claim that is not submitted within the specified deadlines will be deemed waived by Contractor.***

12.3 City's Response. City will respond within 45 days of receipt of the Claim with a written statement identifying which portion(s) of the Claim are disputed, unless the 45-day period is extended by mutual agreement of City and Contractor or as otherwise allowed under Public Contract Code § 9204. For a Claim subject to Public Contract Code § 20104 et seq., if City determines that the Claim is not adequately substantiated pursuant to Section 12.2(A), Substantiation, City may first request in writing, within 30 days of receipt of the Claim, any additional documentation supporting the Claim or relating to defenses to the Claim that City may have against the Claim.

(A) ***Duty to Update Estimated Amounts.*** If Contractor's Claim is based on estimated amounts, Contractor has a continuing duty to update its Claim as soon as possible with information on actual amounts in order to facilitate prompt and fair resolution of the Claim.

(B) ***Non-Waiver.*** Any failure by City to respond within the times specified above will not be construed as acceptance of the Claim, in whole or in part, or as a waiver of any provision of these Contract Documents.

12.4 Meet and Confer. If Contractor disputes City's written response, or City fails to respond within the specified time, within 15 days of receipt of City's response or within 15 days of City's failure to respond within the applicable 45-day time period under Section 12.3, respectively, Contractor may notify City of the dispute in writing sent by registered or certified mail, return receipt requested, and demand an informal conference to meet and confer for settlement of the issues in dispute. If Contractor fails to notify City of the dispute and demand an informal conference to meet and confer in writing within the specified time, Contractor's Claim will be deemed waived.

(A) ***Schedule Meet and Confer.*** Upon receipt of the demand to meet and confer, City will schedule the meet and confer conference to be held within 30 days, or later if needed to ensure the mutual availability of each of the individuals that each party requires to represent its interests at the meet and confer conference.

(B) ***Location for Meet and Confer.*** The meet and confer conference will be scheduled at a location at or near City's principal office.

(C) ***Written Statement After Meet and Confer.*** Within ten working days after the meet and confer has concluded, City will issue a written statement identifying which portion(s) of the Claim remain in dispute, if any.

(D) ***Submission to Mediation.*** If the Claim or any portion remains in dispute following the meet and confer conference, within ten working days after the City issues the written statement identifying any portion(s) of the Claim remaining in dispute, the Contractor may identify in writing disputed portion(s) of the Claim, which will be submitted for mediation, as set forth below.

12.5 Mediation and Government Code Claims.

(A) ***Mediation.*** Within ten working days after the City issues the written statement identifying any portion(s) of the Claim remaining in dispute following the meet and confer, City and Contractor shall mutually agree to a mediator, as provided under Public Contract Code § 9204. Mediation will be scheduled to ensure the mutual availability of the selected mediator and all of the individuals that each party requires to represent its interests. If there are multiple Claims in dispute, the parties may agree to schedule the mediation to address all outstanding Claims at the same time. The parties will share the costs of the mediator and mediation fees equally, but each party is otherwise solely and separately responsible for its own costs to prepare for and participate in the mediation, including costs for its legal counsel or any other consultants.

(B) ***Government Code Claims*.**

(1) Timely presentation of a Government Code Claim is a condition precedent to filing any legal action based on or arising from the Contract. Compliance with the Claim submission requirements in this Article 12 is a condition precedent to filing a Government Code Claim.

(2) The time for filing a Government Code Claim will be tolled from the time Contractor submits its written Claim pursuant to Section 12.2, above, until the time that Claim is denied in whole or in part at the conclusion of the meet and confer process, including any period of time used by the meet and confer process. However, if the Claim is submitted to mediation, the time for filing a Government Code Claim will be tolled until conclusion of the mediation, including any continuations, if the Claim is not fully resolved by mutual agreement of the parties during the mediation or any continuation of the mediation.

12.6 Tort Claims. This Article does not apply to tort claims and nothing in this Article is intended nor will be construed to change the time periods for filing tort-based Government Code Claims.

12.7 Arbitration. It is expressly agreed, under Code of Civil Procedure § 1296, that in any arbitration to resolve a dispute relating to this Contract, the arbitrator's award must be supported by law and substantial evidence.

12.8 Burden of Proof and Limitations. Contractor bears the burden of proving entitlement to and the amount of any claimed damages. Contractor is not entitled to damages calculated on a total cost basis, but must prove actual damages. Contractor is not entitled to speculative, special, or consequential damages, including home office overhead or any form of overhead not directly incurred at the Project site or any other Worksite; lost profits; loss of productivity; lost opportunity to work on other projects; diminished bonding capacity; increased cost of financing for the Project; extended capital costs; non-availability of labor, material or equipment due to delays; or any other indirect loss arising from the Contract. The Eichleay Formula or similar formula will not be used for any recovery under the Contract. The City will not be directly liable to any Subcontractor, lower tier subcontractor, supplier, or any other person or organization, or to any surety for, or employee or agent of, any of them.

12.9 Legal Proceedings. In any legal proceeding that involves enforcement of any requirements of the Contract Documents, the finder of fact will receive detailed instructions on the meaning and operation of the Contract Documents, including conditions, limitations of liability, remedies, claim procedures, and other provisions bearing on the defenses and theories of liability. Detailed findings of fact will be requested to verify enforcement of the Contract Documents. All of the City's remedies under the Contract Documents will be construed as cumulative, and not exclusive, and the City reserves all rights to all remedies available under law or equity as to any dispute arising from or relating to the Contract Documents or performance of the Work.

12.10 Other Disputes. The procedures in this Article 12 will apply to any and all disputes or legal actions, in addition to Claims, arising from or related to this Contract, including disputes regarding suspension or early termination of the Contract, unless and only to the extent that compliance with a procedural requirement is expressly and specifically waived by City. Nothing in this Article is intended to delay suspension or termination under Article 13.

Article 13 - Suspension and Termination

13.1 Suspension for Cause. In addition to all other remedies available to City, if Contractor fails to perform or correct Work in accordance with the Contract Documents, including non-compliance with applicable environmental or health and safety Laws, City may immediately order the Work, or any portion of it, suspended until the circumstances giving rise to the suspension have been eliminated to City's satisfaction.

(A) ***Notice of Suspension.*** Upon receipt of City's written notice to suspend the Work, in whole or in part, except as otherwise specified in the notice of suspension, Contractor and its Subcontractors must promptly stop Work as specified in the notice of suspension; comply with directions for cleaning and securing the Worksite; and protect the completed and in-progress Work and materials. Contractor is solely responsible for any damages or loss resulting from its failure to adequately secure and protect the Project.

(B) ***Resumption of Work.*** Upon receipt of the City's written notice to resume the suspended Work, in whole or in part, except as otherwise specified in the notice to resume, Contractor and its Subcontractors must promptly re-mobilize and resume the Work as specified; and within ten days from the date of the notice to resume, Contractor must submit a recovery schedule, prepared in accordance with the Contract Documents, showing how Contractor will complete the Work within the Contract Time.

(C) ***Failure to Comply.*** Contractor will not be entitled to an increase in the Contract Time or Contract Price for a suspension occasioned by Contractor's failure to comply with the Contract Documents.

(D) ***No Duty to Suspend.*** City's right to suspend the Work will not give rise to a duty to suspend the Work, and City's failure to suspend the Work will not constitute a defense to Contractor's failure to comply with the requirements of the Contract Documents.

13.2 Suspension for Convenience. City reserves the right to suspend, delay, or interrupt the performance of the Work in whole or in part, for a period of time determined to be appropriate for City's convenience. Upon notice by City pursuant to this provision, Contractor must immediately suspend, delay, or interrupt the Work and secure the Project site as directed by City except for taking measures to protect completed or in-progress Work as directed in the suspension notice, and subject to the provisions of Section 13.1(A) and (B), above. If Contractor submits a timely request for a Change Order in compliance with Articles 5 and 6, the Contract Price and the Contract Time will be equitably adjusted by Change Order pursuant to the terms of Articles 5 and 6 to reflect the cost and delay impact occasioned by such suspension for convenience, except to the extent that any such impacts were caused by Contractor's failure to comply with the Contract Documents or the terms of the suspension notice or notice to resume. However, the Contract Time will only be extended if the suspension causes or will cause unavoidable delay in Final Completion. If Contractor disputes the terms of a Change Order issued for such equitable adjustment due to suspension for convenience, its sole recourse is to comply with the Claim procedures in Article 12.

13.3 Termination for Default. City may declare that Contractor is in default of the Contract for a material breach of or inability to fully, promptly, or satisfactorily perform its obligations under the Contract.

(A) ***Default.*** Events giving rise to a declaration of default include:

(1) Contractor's refusal or failure to supply sufficient skilled workers, proper materials, or equipment to perform the Work within the Contract Time;

(2) Contractor's refusal or failure to make prompt payment to its employees, Subcontractors, or suppliers or to correct defective Work or damage;

(3) Contractor's failure to comply with Laws, or orders of any public agency with jurisdiction over the Project;

(4) evidence of Contractor's bankruptcy, insolvency, or lack of financial capacity to complete the Work as required within the Contract Time;

(5) suspension, revocation, or expiration and nonrenewal of Contractor's license or DIR registration;

(6) dissolution, liquidation, reorganization, or other major change in Contractor's organization, ownership, structure, or existence as a business entity;

(7) unauthorized assignment of Contractor's rights or duties under the Contract;

(8) any material breach of the Contract requirements; or

(9) the occurrence of any of the following, when committed by Contractor's owner or co-owners (if Contractor is a sole proprietorship), a general partner (if Contractor is a partnership), a principal (if Contractor is a joint venture), a person who owns more than 10% of the outstanding stock of a corporation (if Contractor is a corporation), or any officer, director, shareholder, partner, employee, or agent of Contractor:

(a) a conviction of operating a business in violation of any Laws;

(b) a conviction of a crime punishable as a felony involving dishonesty;

(c) a conviction of an offense involving dishonesty or conviction of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public contract or subcontract;

(d) a conviction of any offense which indicates a lack of business integrity or business honesty which seriously and directly affects the present responsibility of Contractor or a Subcontractor; or

(e) the making of any false statement(s) or representation(s) with respect to the Contract.

For purposes of this subsection (A)(9), a "conviction" means a judgment or conviction of a criminal offense by any court of competent jurisdiction, whether entered upon a verdict or a plea, and includes a conviction entered upon a plea of nolo contendere within the past five years. The term "dishonesty" includes, without limitation, embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, failure to pay tax obligations, receiving stolen property, collusion or conspiracy.

(B) ***Notice of Default and Opportunity to Cure.*** Upon City's declaration that Contractor is in default due to a material breach of the Contract Documents, if City determines that the default is curable, City will afford Contractor the opportunity to cure the default within ten days of City's notice of default, or within a period of time reasonably necessary for such cure, including a shorter period of time if applicable. The City may also require that the Contractor submit a realistic and achievable written plan describing how it will cure the breach, including, evidence of necessary resources, Subcontractor commitments, and schedules and recovery schedules, as applicable, for review and acceptance by City. Contractor must then diligently cure the breach according to the written plan.

(C) ***Termination.*** If Contractor fails to cure the default or fails to expediently take steps reasonably calculated to cure the default within the time period specified in the notice of default, including submission of a written plan (if required by the City), or if City determines that the default is not curable, City may issue written notice to Contractor and its performance bond surety of City's termination of the Contract for default.

(D) ***Waiver.*** Time being of the essence in the performance of the Work, if Contractor's surety fails to arrange for completion of the Work in accordance with the Performance Bond within seven calendar days from the date of the notice of termination pursuant to paragraph (C), City may immediately make arrangements for the completion of the Work through use of its own forces, by hiring a replacement contractor, or by any other means that City determines advisable under the circumstances. Contractor and its surety will be jointly and severally liable for any additional cost incurred by City to complete the Work following termination, where "additional cost" means all cost in excess of the cost City would have incurred if Contractor had timely completed Work without the default and termination. In addition, City will have the right to immediate possession and use of any materials, supplies, and equipment procured for the Project and located at the Project site or any Worksite on City property for the purposes of completing the remaining Work.

(E) ***Compensation*.** Within 30 days of receipt of updated as-builts, all warranties, manuals, instructions, or other required documents for Work installed to date, and delivery to City of all equipment and materials for the Project for which Contractor has already been compensated, Contractor will be compensated for the Work satisfactorily performed in compliance with the Contract Documents up to the effective date of the termination pursuant to the terms of Article 8, Payment, subject to City's rights to withhold or deduct sums from payment otherwise due pursuant to Section 8.3, and excluding any costs Contractor incurs as a result of the termination,

including any cancellation or restocking charges or fees due to third parties. If Contractor disputes the amount of compensation determined by City, its sole recourse is to comply with the Claim Procedures in Article 12, by submitting a Claim no later than 30 days following notice from City of the total compensation to be paid by City.

(F) ***Wrongful Termination.*** If Contractor disputes the termination, its sole recourse is to comply with the Claim procedures in Article 12. If a court of competent jurisdiction or an arbitrator later determines that the termination for default was wrongful, the termination will be deemed to be a termination for convenience, and Contractor's damages will be strictly limited to the compensation provided for termination for convenience under Section 13.4, below. Contractor waives any claim for any other damages for wrongful termination including special or consequential damages, lost opportunity costs, or lost profits, and any award of damages is subject to Section 12.8, Burden of Proof and Limitations.

13.4 Termination for Convenience. City reserves the right, acting in its sole discretion, to terminate all or part of the Contract for convenience upon written notice to Contractor.

(A) ***Compensation to Contractor.*** In the event of City's termination for convenience, Contractor waives any claim for damages, including for loss of anticipated profits from the Project. The following will constitute full and fair compensation to Contractor, and Contractor will not be entitled to any additional claim or compensation:

(1) *Completed Work.* The value of its Work satisfactorily performed as of the date notice of termination is received, based on Contractor's schedule of values and unpaid costs for items delivered to the Project site that were fabricated for incorporation in the Work;

(2) *Demobilization.* Demobilization costs specified in the schedule of values, or if demobilization costs were not provided in a schedule of values pursuant to Section 8.1, then based on actual, reasonable, and fully documented demobilization costs; and

(3) *Termination Costs.* Reasonable, actual, and documented costs to comply with the direction in the notice of termination for convenience, plus 5% markup thereof.

(B) ***Disputes.*** If Contractor disputes the amount of compensation determined by City pursuant to paragraph (A), above, its sole recourse is to comply with the Claim procedures in Article 12, by submitting a Claim no later than 30 days following notice from City of total compensation to be paid by City.

13.5 Actions Upon Termination for Default or Convenience. The following provisions apply to any termination under this Article, whether for default or convenience, and whether in whole or in part.

(A) ***General.*** Upon termination, City may immediately enter upon and take possession of the Project and the Work and all tools, equipment, appliances, materials, and supplies procured or fabricated for the Project. Contractor shall transfer title to and deliver all completed Work and all Work in progress to City.

(B) ***Submittals.*** Unless otherwise specified in the notice of termination, Contractor must immediately submit to City all designs, drawings, as-built drawings, Project records, contracts with vendors and Subcontractors, cost data, manufacturer warranties, manuals, and other such submittals or Work-related documents required under the terms of the Contract Documents, including incomplete documents or drafts.

(C) ***Close Out Requirements.*** Except as otherwise specified in the notice of termination, Contractor must comply with all of the following:

(1) Immediately stop the Work, except for any Work that must be completed pursuant to the notice of termination and comply with City's instructions for cessation of labor and securing the Project and any other Worksite(s).

(2) Comply with City's instructions to protect the completed Work and materials, including property in which City has or may acquire interest, using best efforts to minimize further costs.

(3) Contractor must not place further orders or enter into new subcontracts for materials, equipment, services or facilities, except as may be necessary to complete any portion of the Work that is not terminated.

(4) As directed in the notice, Contractor must assign to City or cancel existing subcontracts that relate to performance of the terminated Work, subject to any prior rights, if any, of the surety for Contractor's performance bond, and settle all outstanding liabilities and claims, subject to City's approval.

(5) As directed in the notice, Contractor must use its best efforts to sell any materials, supplies, or equipment intended solely for the terminated Work in a manner and at market rate prices acceptable to City.

(D) ***Payment Upon Termination.*** Upon completion of all termination obligations, as specified herein and in the notice of termination, Contractor shall submit its request for Final Payment, including any amounts due following termination pursuant to this Article 13. Payment will be made in accordance with the provisions of Article 8, based on the portion of the Work satisfactorily completed, including the close out requirements, and consistent with the previously submitted schedule of values and unit pricing, including demobilization costs. Adjustments to Final Payment may include deductions for the cost of materials, supplies, or equipment retained by Contractor; payments received for sale of any such materials, supplies, or equipment, less re-stocking fees charged; and as otherwise specified in Section 8.3, Adjustment of Payment Application.

(E) ***Continuing Obligations.*** Regardless of any Contract termination, Contractor's obligations for portions of the Work already performed will continue and the provisions of the Contract Documents will remain in effect as to any claim, indemnity obligation, warranties, guarantees, submittals of as-built drawings, instructions, or manuals, record maintenance, or other such rights and obligations arising prior to the termination date.

Article 14 – Digital Data Protocol

14.1 E-Builder. With the exception of a Claim submitted pursuant to Article 12, Contractor must use e-Builder for submission of all submittals and other data and documents to City. E-builder is a web-based construction management application hosted by e-Builder, Inc. E-builder will be the primary means of Project information submission and management unless otherwise approved by City in writing.

14.2 Access to E-Builder. Contractor must use the City-provided license(s) to access e-Builder. Contractor's designated users will be required to set up their computers/systems to use e-Builder in accordance with the e-Builder User Training Guide. City reserves the right to limit the licenses issued to Contractor at any time.

14.3 E-Builder Training. Contractor must obtain all necessary training to use the e-Builder software. Contractor must participate in a classroom training or a web-based seminar, as determined by City. A training session is approximately 1-2 hours.

14.4 Connectivity to E-Builder. E-builder is a web-based environment and therefore it is subject to the inherent speed and connectivity limitations of the Internet. Contractor is responsible for its own connectivity to the Internet. E-Builder's response time is dependent on the Contractor's equipment, including processor speed, Internet access speed, and current traffic on the Internet. City will not be liable for any delays associated with Contractor's use of e-Builder, including, but not limited to, slow response time, down time periods, connectivity problems, or loss of information. Contractor must ensure connectivity to the e-Builder system whether at a home office or the Project site. Under no circumstances will use of e-Builder be grounds for a time extension or cost adjustment to the Contract.

14.5 Acceptance of Information in E-Builder. Contractor is responsible for managing, tracking, and documenting the Work as provided in the Contract Documents. The City's acceptance of documentation in e-Builder via automated system notifications or audit logs extends only to the face value of the submitted documentation and does not constitute validation of the Contractor's submitted information.

14.6 Format of Project Documents. City reserves the right to require submission of Project documents in hard copy format, or both electronic and hard copy format.

14.7 Project Communication. While regular email may still be used for communication when requested by City, e-Builder should be used as much as possible in connection with all document and information management required in the performance of the Project. Contractor shall be responsible for scanning or otherwise converting to electronic format all Project submittals, correspondence, drawings, sketches, and other documents, and uploading them to the e-Builder website. Contractor shall be responsible for the validity of its information placed in e-Builder. Contractor shall use the existing forms and processes in e-Builder to the maximum extent possible. If a required form does not exist in e-Builder, Contractor may include a form of its own or one provided by the City (if available) as an attachment to a submittal or process.

14.8 Types of Documents. Unless otherwise specified by City, documents and information to be submitted electronically by Contractor using e-Builder include, but are not limited to, correspondence; meeting minutes; submittals; Shop Drawings; RFIs; Change Order requests; payment applications; reports, including daily job reports, quality control reports, commissioning reports; quality control documentation; operation and maintenance manuals; close out documentation; testing results; and any other documentation or information required to be submitted to the City under the Contract Documents.

14.9 Archive Copies. Contractor shall keep an archive copy of all digital data created, submitted, or received by Contractor on E-Builder and data submitted or received via e-mail pertaining to the Project. (See also General Conditions, Section 2.2(J).)

14.10 Alternate Project Management Tools. If the City replaces e-Builder with a different Project management tool, Contractor will be required to use the new Project management tool selected by the City.

Article 15 - Miscellaneous Provisions

15.1 Assignment of Unfair Business Practice Claims. Under Public Contract Code § 7103.5, Contractor and its Subcontractors agree to assign to City all rights, title, and interest in and to all causes of action it may have under section 4 of the Clayton Act (15 U.S.C. § 15) or under the Cartwright Act (Chapter 2 (commencing with § 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the Contract or any subcontract. This assignment will be effective at the time City tenders Final Payment to Contractor, without further acknowledgement by the parties.

15.2 Provisions Deemed Inserted. Every provision of law required to be inserted in the Contract Documents is deemed to be inserted, and the Contract Documents will be construed and enforced as though such provision has been included. If it is discovered that through mistake or otherwise that any required provision was not inserted, or not correctly inserted, the Contract Documents will be deemed amended accordingly.

15.3 Waiver. City's waiver of a breach, failure of any condition, or any right or remedy contained in or granted by the provisions of the Contract Documents will not be effective unless it is in writing and signed by City. City's waiver of any breach, failure, right, or remedy will not be deemed a waiver of any other breach, failure, right, or remedy, whether or not similar, nor will any waiver constitute a continuing waiver unless specified in writing by City.

15.4 Titles, Headings, and Groupings. The titles and headings used and the groupings of provisions in the Contract Documents are for convenience only and may not be used in the construction or interpretation of the Contract Documents or relied upon for any other purpose.

15.5 Statutory and Regulatory References. With respect to any amendments to any statutes or regulations referenced in these Contract Documents, the reference is deemed to be the version in effect on the date that bids were due.

15.6 Survival. The provisions that survive termination or expiration of this Contract include Contract Section 11, Notice, and subsections 12.1, 12.2, 12.3, 12.4, 12.5, and 12.6, of Section 12, General Provisions; and the following provisions in these General Conditions: Section 2.2(J), Contractor's Records, Section 2.3(C), Termination, Section 3.7, Ownership, Section 4.2, Responsibility and Indemnity, Article 12, Dispute Resolution, and Section 11.2, Warranty.

END OF GENERAL CONDITIONS

General Requirements

TABLE OF CONTENTS

DOCUMENT	TITLE
01 11 00	Summary of Work
01 33 00	Submittal Procedure
01 35 00	Cultural Resources
01 50 00	Temporary Facilities and Control
01 60 00	Product Requirements
01 78 00	Project Record Documents

DOCUMENT 01 11 00
SUMMARY OF WORK

1. GENERAL

A. The descriptions of bid items in this Document are not intended as exclusive descriptions of the Work. Each bidder will determine, and include in its unit pricing, all things necessary and incidental for the timely performance and completion of the Project, including, but not limited to, all necessary labor, materials, supplies, tools, equipment, transportation, facilities, permits, and utilities, unless otherwise specified in the Contract Documents.

2. DESCRIPTIONS

A. Base Bid.

1. Bonds and Insurance. Bid Item No.1 covers the Contractor's cost for the bonds and insurance required by the Contract Documents. See Article 4 of the General Conditions and Exhibit C-05 to the Special Conditions for bond and insurance requirements.

2. Safety Plan and Programs. Bid Item No. 2 covers all costs of preparing, providing, and implementing a safety program and complying with all requirements set forth in the Contract Documents and Laws.

3. Mobilization and Demobilization. Bid Item No. 3 covers all materials, labor, supervision and contractor management of all prime and subcontracted construction forces associated with the mobilization and demobilization of personnel, equipment, and other associated project site appurtenances. Such appurtenances should include but are not limited to such construction-related temporary facilities as, construction water, sanitary facilities, job site security, debris control, fire protection, project signage, field office trailers and permit acquisition.

   This bid item shall also include the cost of arranging for and acquiring a laydown/staging area as needed for the construction of the project.

   The lump sum price paid under this item shall be full payment for initial mobilization for the Northwest Loop Capacity Upgrade Project (50% to be paid then), and cleanup and demobilization at Final Completion of Work to be completed (50% to be paid then).

4. Clearing/Grubbing. Bid Item No. 4. Contractor shall remove and dispose of landscaping and shrubs, remove vegetation, bushes, trees, stumps, roots of down trees, brush, grass, weeds, and other objectionable material that conflict with the installation of the transmission and distribution facilities of the project.

5. Install/Re-Establish Restorative Landscaping & Hardscape. Bid Item No. 5. Contractor to replace & maintain until self-supporting/propagating all landscaping and/or ancillary landscaping and hardscape support features (e.g. sprinklers, drip systems, vegetation training, support features, walking paths, curbs, pavement, existing concrete pads, etc.) disrupted, removed and/or damaged as a result of the work associated with this contract. All vegetation, landscaping, hardscape, curb, pavement, existing concrete pads, etc. damaged and/or removed shall be replaced by like type, size and quantity as that material which was damaged/removed at the contractor's sole expense.

6. Installation and Maintenance of SWPPP Best Management Practices (BMP's). Bid Item No. 6 is to include all costs (including materials) associated with procuring the SWPPP permit, and the installation and maintenance of the SWPPP requirements and "Best Management Practices" (BMP's) in accordance with applicable local, state, and federal agency standards and guidelines to prevent sediment discharge from the Project. BMPs shall include, but not be limited to, inlet protection, filter sock, street sweeping or other means necessary to prevent sediment discharge. A copy of the City's standard BMP requirements is included with these specifications. Contactor will be required to implement any other project specific BMP's that may be required by the SWPPP permit or the City, County, or State of California.

7. Install and Maintain Traffic Control. Bid Item No. 7 is to cover all materials, labor, supervision, equipment, and subcontractor cost to; install, erect and maintain the traffic control features in accordance with the approved traffic control plan, and the State of California, Department of Transportation Standard Specifications and Plans and Manual on Uniform Traffic Control Devices as required for the duration of the project. The Contractor will be responsible for obtaining traffic control plans and permitting as needed.

8. Replacement Work: Transmission Line Conductors. Bid Item No. 8. The work under this item shall consist of furnishing all labor, equipment, supervision and incidentals to remove existing overhead transmission line conductors and install new owner-provided 715 kcmil ACCR bundled conductors. This work shall consist of but is not limited to removing and disposing off the existing conductors, transporting the new conductor from the City's storage facility to the project site(s), setting up the pulling sites, setting up the stringing equipment on the structures, pulling the line through, splicing at the appropriate locations (if required), sagging, and clipping in. The Contractor shall be responsible for providing a 100-ton press, dies and any other miscellaneous material required for this operation as well as the above-mentioned operations. Locations and quantity of conductors to be replaced are as noted in the Project plan documents. This work shall also include installing new substation connections and terminations as identified in the Project plan documents.

9. Replacement Work: Transmission Line Insulators and Hardware. Bid Item No. 9. The work under this item shall consist of furnishing all labor, equipment, supervision and incidentals to remove existing transmission line insulators and hardware and install new owner-provided insulators and hardware, at each structure as shown in Project plan documents. This work shall consist of but is not limited to removing and disposing off existing insulators and hardware, transporting the new insulators and hardware from the City's storage facility to the project site(s), and installing these at the locations identified in the Project plan documents.

10. Replacement Work: Distribution Crossarms. Bid Item No. 10. The work under this item shall consist of furnishing all labor, equipment, supervision and incidentals to remove existing distribution crossarms at the locations identified in the Project plan documents and install new owner-provided crossarms as well as corresponding 12kV hardware at these locations. This work shall consist of transporting the new crossarms and hardware from the City's storage facility to the project site(s), installing new crossarms and hardware, providing temporary supports as needed, transferring existing distribution cables into place on and permanent connection to the new crossarm and hardware, and removing and disposing off existing distribution crossarms and hardware. Contractor is

responsible for re-sagging the 12kV conductors to maintain existing tensions after transferring to new crossarms.

Distribution conductors may be energized at times. Coordination between the contractor and the City's electric utility, Silicon Valley Power, is required prior to any work regarding energized lines.

11. Grounding/Bonding Work. Bid Item No. 11. The work under this item shall consist of furnishing all labor, equipment, supervision and incidentals to remove existing bonding wires, clamps and ground rods at the locations identified in the Project plan documents and install new owner-provided bonding wires, clamps and ground rods at these locations. This work shall consist of transporting the new grounding/bonding materials from the City's storage facility to the project site(s), excavating soil, removing and disposing off existing bonding materials, installing new bonding materials, properly bonding new insulators and crossarms, and backfilling.

12. Reinforcement Work: Base Plates. Bid Item No. 12. The work under this item shall consist of furnishing all labor, equipment, supervision and incidentals to install owner-provided baseplate reinforcement stiffeners. Locations and quantity of stiffeners are as noted in the Project plan documents.

13. Land Surveying Services. Bid Item No. 13. The work under this item shall consist of furnishing all labor, equipment, supervision and incidentals to perform the survey work to tension the conductors to the proper sag values (if the Contractor used the survey methods for sagging the conductors); and complete any other survey-related tasks that may be needed to construct the project.

14. Line-Clearance Vegetation Trimming. Bid Item No. 14. The work under this item shall consist of furnishing all labor, equipment, supervision and incidentals to perform the trimming and/or topping of trees and the trimming of other existing vegetation to provide adequate clearance to the newly replaced transmission line. Contractor shall coordinate with City Arborist to trim trees back for five-year growth.

15. All Other Work (work not otherwise separately provided for in the above-noted items, if cumulatively worth in excess of $5,000). Bid Item No. 15. Contractor to identify, list and establish value of all work necessary for the complete installation of the project as specified and illustrated within the contract documents and drawings. If all expense is captured in items 1 to 14, this line item is to have a $0.00 value.

16. Re-Mobilization and Demobilization. Bid Item No. 16 is a revocable bid item and covers all materials, labor, supervision and contractor management of all prime and subcontracted construction forces associated with the re-mobilization and demobilization of personnel, equipment, and other associated project site appurtenances. Such appurtenances should include but are not limited to such construction-related temporary facilities as, construction water, sanitary facilities, job site security, debris control, fire protection, project signage, field office trailers and permit acquisition.

    This revocable bid item shall also include the cost of arranging for and acquiring a laydown/staging area as needed for the construction of the project.

    The lump sum price paid under this item shall be full payment for initial re-mobilization for the Northwest Loop Capacity Upgrade Project (50% to be paid

then), and cleanup and demobilization at Final Completion of Work to be completed (50% to be paid then).

END OF DOCUMENT

DOCUMENT 01 33 00

SUBMITTAL PROCEDURES

1. SUMMARY

A. This Document 01 33 00 includes general requirements for submittals. (See also Sections 2.5 and 2.6 of the General Conditions.) Specific requirements for submittals are set forth in the Specifications.

2. GENERAL REQUIREMENTS

A. Contractor shall submit, at its sole expense, all submittals required by the Contract Documents, including, but not limited to, the following:

1. Submittal schedule;

2. Contractor's programs and plans, including Contractor's safety program and Traffic Control and Detour Plan;

3. Initial schedule (if applicable), baseline (as-planned) schedule, and progress schedules;

4. Product data and Shop Drawings;

5. Samples;

6. Quality assurance/control data;

7. Machine inventory sheets;

8. Installation, operation, and maintenance manuals;

9. Project Record Documents, as defined in Document 01 78 00; and

10. Any other submittals required by the Contract Documents.

B. Contractor shall submit submittals to Engineer for review and acceptance in accordance with the City-accepted submittal schedule.

C. The information in the submittals shall be complete and comprehensive, including all quantities, dimensions, specified performance and design criteria, materials, and similar data, as applicable. Submittals shall be identified clearly as to material, supplier, pertinent data (e.g., catalog numbers and intended use), and as otherwise required by City.

D. Contractor shall coordinate and verify all submittal information and will not delegate this responsibility, in whole or in part, to Subcontractors or suppliers. Subcontractors or suppliers may prepare submittals, but prior to submission, Contractor shall ensure that the submittals meet the applicable requirements of the Contract Documents. Before submitting each submittal, Contractor shall review and coordinate each submittal with other submittals and with the requirements of the Work and the Contract Documents, and determine and verify the following information (as applicable):

1. All field measurements, quantities, dimensions, specified performance criteria, installation requirements, materials, catalog numbers and similar information with respect thereto;

2. All materials with respect to intended use, fabrication, shipping, handling, storage, assembly and installation; and

3. All information relative to Contractor's responsibilities under the Contract Documents and of means, methods, techniques, sequences and procedures of construction and safety precautions and programs incident thereto.

E. By submitting a submittal, Contractor represents that it has ensured that the submittal is accurate and conforms to the Contract Documents, and that it has satisfied the obligations set forth in this Document with respect to Contractor's review of that submittal.

F. Designation of Work "by others," if shown in a submittal prepared by a Subcontractor or supplier, means that the Contractor is responsible for the Work, rather than the Subcontractor or supplier who prepared the submittal.

3. SUBMITTAL PROCEDURES

A. Transmit each submittal with the appropriate transmittal form and required information identified below. If manufacturer's standard drawings or data sheets are used, they must be marked clearly to show those portions of the data that are applicable to the Project and inapplicable portions must be marked out. Submittals must comply with the requirements in the Specifications, as applicable, and include all information requested by the Specification Section. Submittals containing information about more than one Specification Section will be returned for resubmittal. No partial submittals are allowed unless authorized in advance by City.

B. Contractor shall submit a complete initial submittal for items where required by a specific Specification Document. A complete submittal must contain sufficient data to demonstrate that items comply with Specifications; meet minimum requirements for submission, as set forth in Specification Documents; include motor data and seismic anchorage certifications, where required; and include necessary revisions required. If Contractor submits an incomplete initial submittal when a complete submittal is required, the submittal may be returned to Contractor without review.

C. At the time of each submission, Contractor shall provide the City with a specific written notice of all variations, if any, that the submittal may have from the requirements of the Contract Documents, and the reasons therefor. This written notice must be attached to the transmittal form. Contractor shall also include a specific notation on each submittal sheet indicating each such variation. If City accepts the variation, it will note its acceptance on the returned transmittal form.

D. Unless otherwise specified, Contractor shall submit submittals in groups containing all associated items to ensure that related information is available for review. Identify on the submittal which submittals should be reviewed together.

E. Contractor shall identify each submittal by number, prior to submission to City, in accordance with the following:

1. Number each submittal according to the Specification Document covering the item(s) being submitted. If possible, all items associated with a particular Specification Document must be submitted together. If not, each individual submittal must be identified by the Specification Document number followed by "-1, "-2", "-3", etc.

2. Affix the submittal number under which each submittal is made on every copy of each Shop Drawing, product data, sample, certification, etc.

3. Number installation, operation, and maintenance manuals with original root number of the accepted submittal for the item.

4. For resubmittals, add the letter suffix designation “R1” (i.e., a resubmittal of Submittal 1 would be numbered 1-R1). Subsequent resubmittals would be identified by the submittal number and sequential designations (i.e., “1-R2”, “1-R3”, etc.).

5. Include all information requested by each Specification Document. The City will not accept partial submittals unless previously authorized by City. In the event a partial submittal is authorized, each subsequent submittal for the Specification Document (as opposed to resubmittal) is given a new number.

F. Submission Requirements:

1. Unless the Contract Documents specify otherwise for a particular submittal, deliver each submittal to the City for review at least 30 calendar days in advance of the time the reviewed and accepted submittal is needed for the Work.

2. Unless otherwise specified, Contractor shall submit one copy of each submittal and any resubmittals via the City’s project management tool and provide hard copies to the Engineer upon request.

3. Submittals must be accompanied by a transmittal form containing the following:
   a. Date, revision date, and submittal log number.
   b. Project name and City’s Contract number.
   c. The name, address, and job number of Contractor, Subcontractor(s), and major supplier(s).
   d. The applicable Specification Document, plan sheet, and detail number, clearly identified.
   e. The quantity of samples submitted, if applicable.
   f. Notification of variations from Contract Documents (if any).
   g. Materials Safety Data Sheet (MSDS) for each item, in accordance with OSHA’s Hazard Communication Standard 29 CFR 1910.1200.
   h. Other pertinent data.

4. Submittals must include the following, as applicable:
   a. Date and revision dates.
   b. Revisions, if any, identified.
   c. Project name and Contract number.
   d. The names of Contractor, Subcontractor(s), supplier(s), manufacturer(s), and separate detailer(s), when pertinent and as applicable.
   e. Identification of product material by location within the Project.
   f. Relation to adjacent structure or materials.
   g. Field dimensions, clearly identified as such.
   h. Specification Document number and applicable detail reference number on the Plans.
   i. Applicable reference standards, such as ASTM, ANSI, FS, NEMA, SMACNA or ACI.
   j. A blank space, on each plan or data sheet, 5” x 4” for the City’s stamp.
   k. Identification of variations from Contract Documents (if any).

l. Contractor's stamp, initialed or signed, with language certifying the review of submittals and verification of field measurements, construction criteria, and technical standards in compliance with Contract Documents.

4. CITY'S REVIEW OF SUBMITTALS

A. Contractor can assume a minimum review and processing period of 21 calendar days for each submittal. This assumption is provided solely for scheduling purposes and does not bind the City to complete its review of any submittal within the assumed time, and the assumed time does not account for delays attributable to Contractor's incomplete or noncompliant submittals.

B. City's review of a submittal will not extend to the Contractor's means, methods, techniques, sequences, or procedures of construction, or to safety precautions or programs incident thereto. The review and acceptance of a separate item as such does not constitute approval of the assembly in which the item functions.

C. Incomplete or illegible submittals will not be reviewed by the City and will be returned to Contractor for resubmission.

D. After review of each submittal, the submittal will be dispositioned with one of the following notations:

1. NO EXCEPTIONS TAKEN (NET) – This means that the City accepts the submittal, subject to its compatibility with future submittals and submittals for portions of Work not covered in the submittal.

2. MAKE CORRECTIONS NOTED (MCN) – This has the same meaning as item 1 above, except that the Contractor must make minor corrections as noted. The Contractor does not have to resubmit the corrections.

3. REVISE AS NOTED AND RESUBMIT (RAR) – This means that the City rejects the submittal because of major inconsistencies, omissions, or errors that the Contractor must resolve or correct prior to resubmission and review by City.

4. REJECTED RESUBMIT (REJ) – This means that the City rejects the entire submittal because the information provided does not conform to the Contract Documents and Contractor must resubmit.

5. NOT REVIEWED (NR) – This means that the submittal is for record only and has not been reviewed by City.

E. Limitations on Review and Acceptance.

1. City's review and acceptance of a submittal will not constitute acceptance by City of any responsibility for the accuracy, coordination, and completeness of the submittal. Contractor is solely responsible for the accuracy, coordination, and completeness of all submittals, including back-checking comments, corrections, and modifications from City's review before fabrication or performing Work.

2. City's review will be limited to determining whether the items covered by the submittal will, after installation or incorporation in the Work, conform to the Contract Documents and be compatible with the design concept of the completed Project as indicated by the Contract Documents.

3. City's review and acceptance of a submittal, method of work, or information regarding materials and equipment that Contractor proposes to furnish for the Project will not relieve Contractor of responsibility for errors therein and will not be regarded as an assumption of risk or liability by City, or any officer or employee thereof, and Contractor is not entitled to submit a claim under the Contract Documents on account of failure or partial failure, inefficiency, or insufficiency of any submittal, method of work, or material and equipment so accepted.

4. City's review and acceptance shall be considered to mean only that City has no objection to Contractor using, at its own risk, the proposed plan or method of work, or furnishing the proposed materials and equipment.

5. CONTRACTOR'S RESPONSIBILITY AFTER REVIEW

A. After City's review of a submittal, Contractor shall revise and resubmit if required, and identify changes made since the previous submittal.

B. Contractor shall not begin fabrication or Work that requires submittals until the City has accepted and returned the Contractor's submittals for that Work, marked with either "NO EXCEPTIONS TAKEN" or "MAKE CORRECTIONS NOTED."

C. Contractor shall distribute copies of reviewed and accepted submittals to Subcontractors, suppliers, vendors, and other concerned persons, and will instruct recipients to promptly report any inability to comply with the submittals.

6. RESUBMITTALS

A. Contractor shall provide a complete and acceptable submittal at least by the second submission. City reserves the right to deduct money from payment otherwise due Contractor to cover its additional costs of review beyond the second submission. These additional costs may include the cost of engineering personnel, on an hourly basis at 2.5 times direct payroll expenses, and consultant personnel time at 1.25 times the amount billed to City.

B. Resubmission requirements:

1. Shop Drawings:
   a. Revise initial Shop Drawings as required and resubmit in accordance with the requirements for initial submittals.
   b. Indicate on Shop Drawings any changes that have been made other than those requested by City.

2. Product Data and Samples:
   a. Submit new product data and samples in accordance with the requirements for initial submittals.

3. Installation, Operation, and Maintenance Manuals:
   a. Revise initial installation, operation, and maintenance manual(s) as required and resubmit in accordance with the requirements for initial submittals.

7. SUBMITTAL SCHEDULE

A. Contractor shall submit a submittal schedule to the City, in accordance with Section 2.5 of the General Conditions, for review and acceptance. Contractor shall revise and resubmit the schedule until it is accepted by City.

B. The City will use the submittal schedule to plan its review of submittals. The schedule must include specific dates when each respective submittal will be submitted for City review and identify and distinguish submittals of long-lead-time items, items that require extensive review, items that should be reviewed together, and other major items.

8. SAFETY PROGRAM

A. Contractor shall submit a Project-specific safety program to the City, in accordance with Section 10.1 of the General Conditions.

9. SCHEDULES

A. Contractor shall submit electronic copies of each schedule required under Section 5.2 of the General Conditions.

10. PRODUCT DATA

A. If required by City, Contractor shall submit a complete list of major products proposed for use, with name of manufacturer, telephone number, trade name, and model number of each product. Tabulate product data by Specification Section.

B. For products specified only by reference standards, provide the manufacturer, trade name, model or catalog designation, and reference standards.

C. Product or Catalog Data:

1. Modify the manufacturer's standard drawings to delete non-applicable data and to include or highlight applicable data.

2. Modify the manufacturer's catalog sheets, brochures, diagrams, schedules, charts, illustrations and other standard descriptive data as follows:
   a. Mark each copy to identify pertinent materials, products, models, or options.
   b. Show dimensions and clearances required, performance characteristics and capacities, wiring diagrams and controls.
   c. Include applicable MSDS.

D. Supplement manufacturer's standard data to provide information unique to Project.

E. Contractor shall also provide Project Record Product Data, as specified in Document 01 78 00, Project Record Documents.

11. SHOP DRAWINGS

A. Mark Shop Drawings to identify applicable products, models, options, and other data. Supplement manufacturer's standard data to provide information unique to Project.

B. Include manufacturer's installation instructions when required by applicable Specification Document.

C. Shop Drawings shall be drawn to scale and completely dimensioned, providing a plan view together with such sectional views as are necessary to clearly show construction details and methods.

D. If Contractor submits Shop Drawings for items that Shop Drawings are not specified, City will not be obliged to review them.

E. Original Shop Drawings will be marked with City's comments and returned to Contractor.

F. Contractor is responsible for procuring copies of Shop Drawings for its own use as it may require for the progress of the Work.

12. SAMPLES

A. Submit full range of manufacturers' standard colors, textures, and patterns for City's selection.

B. Submit samples to illustrate functional and aesthetic characteristics of product, with integral parts and attachment devices. Coordinate submittal of different categories for interfacing work.

C. Contractor must submit the number of samples required by the applicable Specification Document. If no quantity is specified, Contractor must submit at least two (2) identical samples.

D. Attach identification labels to each sample indicating product, intended use, color, texture, other defining characteristics, etc.

E. Sizes: Unless otherwise specified, furnish samples meeting the following size requirements:

1. Paint Chips: Manufacturers' standard sizes

2. Flat or Sheet Products: Minimum 6 inches square, maximum 12 inches square

3. Linear Products: Minimum 6 inches, maximum 12 inches long

4. Bulk Products: Minimum 1 pint, maximum 1 gallon

F. Full size samples may be used in Work upon advance approval by City.

G. Field Samples and Mock-ups (if applicable):

1. Erect field samples and mock-ups at Project site in accordance with requirements of applicable Specifications. If testing is conducted, record and certify results.

2. Modify or make additional field samples and mock-ups as required to provide appearance and finishes approved by City.

3. Approved field samples and mock-ups may be used in Work upon advance approval by City.

4. Construct or prepare additional samples and mock-ups, as directed by City, until City determines its desired textures, finishes, and/or colors.

5. City-accepted samples and mock-ups will serve as the standard of quality for the various units of Work.

H. City's review and acceptance of a sample or mock-up will not constitute a modification to the requirements in the Contract Documents.

I. Ensure that finishes, materials, and workmanship in the completed Work match accepted samples.

13. QUALITY ASSURANCE/CONTROL SUBMITTALS

A. Test Reports:

1. Contractor shall submit one electronic copy of each test report.

2. Contractor shall verify that the material or product tested conforms to or exceeds specified requirements.

3. Reports may be from recent or previous tests on material or product, but shall be acceptable to City. The reports shall comply with requirements in the Specifications, as applicable.

B. Certificates:

1. Contractor shall submit one electronic copy of each certificate.

2. The certificates must indicate that the material or product conforms to or exceeds specified requirements.

3. Submit supporting reference data, affidavits, and certifications as appropriate.

4. Certificates may be recent or from previous test results on material or product, but must be acceptable to City.

C. Manufacturer's Instructions:

1. Contractor shall submit one electronic copy of manufacturer's instructions.

2. Include manufacturer's printed instructions for delivery, storage, assembly, installation, startup, adjusting, and finishing.

3. Identify any conflicts between manufacturer's instructions and Contract Documents.

D. Material Safety Data Sheets:

1. In addition to Material Safety Data Sheets (MSDS) otherwise required by the Contract Documents, submit electronic copies of MSDS for any paints, solvents, thinners, varnish, lacquer, glues and adhesives, mastics, or other materials needed for the Project as required by the Specifications.

2. MSDS required for a submittal shall be submitted with product data in order for the submittal to be reviewed.

14. INSTALLATION, OPERATION, AND MAINTENANCE MANUALS

A. Contractor shall submit installation, operation, and maintenance manuals. For specific requirements, see the Specifications.

15. PROJECT RECORD DOCUMENTS

A. Contractor shall submit Project Record Documents as specified in Document 01 78 00, Project Record Documents.

END OF DOCUMENT

DOCUMENT 01 35 00

CULTURAL RESOURCES

1. GENERAL

A. Contractor shall comply with and implement the requirements set forth in this Document 01 35 00, as well as any other requirements relating to cultural resources specified in the Contract Documents.

2. CULTURAL RESOURCES AND HUMAN REMAINS

A. See also General Conditions, Section 7.18 (Historic or Archeological Items).

B. If human remains are encountered during the Work, Contractor shall immediately notify the Engineer and the Santa Clara County Coroner's Office.

C. Archeologically Sensitive Areas

1. For Work within archeologically sensitive areas, as identified by City or as specified in the Contract Documents, Contractor shall notify the City at least five full Working Days in advance of performing any earth-moving activities to enable archeological monitoring of the Work.

2. Contractor shall coordinate earth-moving activities, including subsurface and grading Work, with City's archeologist to enable the archeologist to examine vertical and horizontal soil relationships for the purpose of defining positive archaeological finds (prehistoric and/or historic).

3. Contractor shall notify the City a minimum of two full Working Days in advance of canceling any scheduled earth-moving activities, including subsurface and grading Work, to provide the City with sufficient notice to cancel archeological monitoring services.

4. Contractor will be responsible for any costs City incurs due to Contractor's failure to provide the required notifications.

D. Contractor must comply with the notification requirements of this Document 01 35 00 and General Conditions Section 7.18. Contractor will be responsible for any fees, fines, penalties, and costs incurred or assessed against City and/or Contractor due to Contractor's failure to comply with these obligations, which may be deduced from payment otherwise due to Contractor.

END OF DOCUMENT

DOCUMENT 01 50 00

TEMPORARY FACILITIES AND CONTROLS

1. GENERAL

A. Contractor shall comply with all requirements pertaining to temporary facilities and controls, including, but not limited to, the requirements in this Document 01 50 00 and in Article 7 of the General Conditions. Temporary facilities do not include transmission and/or distribution facilities that are temporarily relocated to maintain electric service to customers during performance of the Work and/or to accommodate performance of the Work.

2. TEMPORARY ELECTRICITY

A. Contractor shall provide, install, maintain, and pay for electrical power at the Project site for construction purposes and for Contractor's temporary facilities. Power may be obtained from the City, but Contractor must provide all necessary wiring and appurtenances and perform all necessary labor for connection to City's system. Contractor must meter all connections to City's system to determine usage rates.

3. TEMPORARY WATER

A. Contractor shall provide, install, maintain, and pay for suitable, quality water service at the Project site for construction purposes and for Contractor's temporary facilities. Contractor may be allowed to obtain water from the City, with City's advance approval. However, City does not guarantee the availability of water. Contractor shall furnish necessary pipe, hose, nozzles, meter, and tools, and perform all necessary labor. Special hydrant wrenches shall be used for opening and closing fire hydrants; in no case shall pipe wrenches be used for this purpose.

4. FENCES

A. All existing fences at the Project site shall be protected and maintained by Contractor until City accepts the Project as complete. Fences which interfere with the Work shall not be relocated or dismantled unless and until City gives written permission to do so. Where fences must be maintained across a construction easement, Contractor shall install adequate gates. Gates shall be kept closed and locked at all times when not in use.

5. WATER CONTROL

A. Contractor shall grade Project site to drain.

B. Contractor shall maintain excavations free of water.

C. Contractor shall protect the Project site from puddling or running water.

D. Contractor shall provide water barriers as necessary or required to protect Project site from soil erosion.

E. Contractor shall provide drainage facilities for storm water and such water as may be applied or discharged on the Project site. The drainage facilities shall be adequate to prevent damage to the Work, the Project site, and adjacent property.

F. Contractor shall clean, enlarge, and/or supplement existing drainage channels and conduit as necessary to carry all increased runoff attributable to Contractor's operations.

Contractor shall construct dikes as necessary to divert increased runoff from entering adjacent property (except in natural channels), to protect City's facilities and the Work, and to direct water to drainage channels or conduits. Contractor shall provide ponding as necessary to prevent downstream flooding.

6. POLLUTION CONTROL

A. Contractor shall provide the methods, means, and facilities required to prevent contamination of soil, water, and atmosphere by the discharge of noxious substances from construction operations.

B. Contractor shall provide systems for control of atmospheric pollutants.

1. Contractor shall prevent toxic concentrations of chemicals.

2. Contractor shall prevent harmful dispersal of pollutants into the atmosphere.

3. Contractor shall direct pollutants such as diesel exhaust away from building air intakes.

C. Contractor shall implement best management practices (BMP) during construction activities. Erosion and sedimentation control practices shall include installation of silt fences, straw wattle, soil stabilization, revegetation, and runoff control to limit increases in sediment in stormwater runoff, including, but not limited to, detention basins, straw bales, silt fences, check dams, geofabrics, drainage swales, and sand bag dikes.

D. In the event that dewatering of excavations is required, Contractor shall obtain the necessary permits for discharge of the dewatering effluent from the local jurisdiction, Regional Water Quality Control Board, and/or other agencies. Contractor is responsible for ensuring that water quality of such discharge meets the appropriate permit requirements prior to any discharge.

7. EROSION CONTROL

A. Contractor shall prevent soil erosion on the Project site and adjacent property to the maximum extent possible. Contractor shall initiate BMP measures prior to clearing, grading, excavating, or performing other operations that will disturb the natural protection.

B. Work shall be scheduled to expose areas subject to erosion for the shortest possible time, and natural vegetation shall be preserved to the greatest extent practicable. Contractor shall situate temporary facilities, including storage facilities, temporary field offices and/or trailers, in areas that will minimize erosion. Contractor shall route construction traffic in a manner that will minimize erosion. Temporary fast-growing vegetation or other suitable ground cover shall be provided by Contractor as necessary to control runoff.

8. NOISE CONTROL

A. Contractor shall take reasonable measures to avoid unnecessary noise. Such measures shall be appropriate for the normal ambient sound levels in the area during working hours. All construction machinery and vehicles shall be equipped with practical sound-muffling devices, and operated in a manner to cause the least noise consistent with efficient performance of the Work. During construction activities on or adjacent to occupied buildings, and when appropriate, Contractor shall erect screens or barriers

effective in reducing noise in the buildings and shall conduct its operations to avoid unnecessary noise which might interfere with the activities of building occupants.

B. Contractor shall ensure and provide certification to City that all construction equipment and vehicles used for the Work are:

1. Maintained in good mechanical condition

2. Equipped with properly installed engine mufflers

9. AIR QUALITY CONTROL

A. Contractor shall cover all trucks hauling soils, sand, and other loose materials.

B. Contractor shall pave, apply water a minimum of three times daily, or apply nontoxic soil stabilizers on all unpaved roads, parking areas, and construction staging areas.

C. Contractor shall sweep with water sweepers all paved access roads, parking areas, and staging areas at the Project site, on a daily basis and as needed, to prevent dust.

D. Contractor shall enclose, cover, water twice daily, or apply nontoxic soil binders, to exposed stockpiles (dirt, sand, etc.).

E. Contractor shall limit traffic speeds on unpaved roads to 5 miles per hour.

F. Other related requirements:

1. Contractor shall use dust-proof chutes to load construction debris onto trucks, unless an alternative means of loading construction debris is approved in writing by City.

2. Contractor shall suspend dust-producing activities during periods of high winds when dust control measures are unable to avoid visible dust plumes.

3. During the dry season (May through September), Contractor shall provide equipment and staffing for watering of all exposed or disturbed soil surfaces at least twice daily.

4. Contractor shall cover or wet down any fine materials transported by truck to control dust.

5. For demolition of pre-1980 buildings, Contractor shall comply with BAAQMD Regulation 11, Rule 2: Hazardous Materials, Asbestos Demolition, Renovation and Manufacturing.

10. TRAFFIC CONTROL

A. The City restricts routing of construction traffic and construction vehicles and equipment parking. The Contractor's attention is directed to Section 12, CONSTRUCTION AREA TRAFFIC CONTROL DEVICES, of the Standard Specifications. Contractor shall supply and install all traffic control devices (including all warning, regulatory, and guide signs) required for the Project. The City will not provide personnel to implement traffic control, furnish signs, or furnish any traffic control devices for the Project.

B. At the pre-construction conference, Contractor shall submit its Traffic Control and Detour Plan to City for review and approval. If there is no pre-construction conference scheduled, submit the plan to City at least two weeks prior to the start of Work. The plan shall indicate any necessary lane closures, detours, no parking areas, signing program for construction, access to private property and business establishments, pedestrian traffic, railroad crossings, transit routes, loading areas, the proposed routing of the construction vehicles, proposed parking areas for construction vehicles and equipment, hours required for access, safeguards and procedures necessary to carry out the Work, and any other matters relevant to the safe movement of traffic. The plan shall also indicate placement and type of warning signs, lights, devices, and flag persons, and it must include a schedule for implementation.

C. Contractor shall update the Traffic Control and Detour plan if changes arise, and resubmit the plan for City's review and approval.

D. Field traffic control must be handled in such a manner as to adequately and safely direct all traffic movements in the Project area without conflict with any adjacent traffic control devices. Contractor will not be allowed to proceed with Work if, in the opinion of the Engineer, traffic control is inadequate for the field conditions. Traffic control measures, in addition to those indicated on the approved Traffic Control and Detour Plan, may be required as field conditions dictate.

E. For areas to be posted with "No Parking" signs, Contractor must use the City's required format for the signs, which will be provided by City in an electronic file upon request. The areas and signs must be posted a minimum of 48 hours, excluding weekends and holidays, prior to the start of construction in each area requiring parking restrictions. The areas and signs must be verified as correct by the City Police Department. The City Police Department's verification number is (408) 615-4760.

F. Contractor shall comply with the following City-specific traffic and parking restrictions:

1. Construction Traffic and Vehicles: All inbound and outbound construction-related traffic to and from the Project site is restricted to public street(s) immediately adjacent to the Project site. Contractor shall prepare and submit a truck haul route plan for the City's review and approval prior to any hauling activities.

2. Construction Parking: Construction vehicle and equipment parking is restricted to areas within the Project site and other areas as determined by the City.

3. Alternative Parking: Contractor may negotiate with any other entity to accommodate parking for its workers. However, the City does not make any guarantee that such parking is available to the Contractor.

G. The following lane and sidewalk closure requirements and restrictions apply unless the City specifically approves otherwise in the Traffic Control and Detour Plan. The Engineer may review and/or modify the Traffic Control and Detour Plan at any time, for any reason, including the safety, health, welfare, or convenience of the public.

1. Contractor shall provide continuous pedestrian and bicyclist traffic access. All traffic lanes shall remain open between the hours of 6:00-9:00 a.m. and 3:30-7:00 p.m. Lanes may individually be closed between 9:00 a.m. and 3:30 p.m. Contractor shall maintain two-way traffic (one lane for each direction or movement), at all times, in a condition satisfactory to the Engineer. The full width of the traveled way shall be open for use by public traffic beginning at 3:00 p.m. on Fridays, and all day on Saturdays, Sundays, designated City holidays, and when construction operations are not actively in progress on Working Days.

Wherever it is necessary that trenches and excavations be bridged, the bridges shall permit unobstructed flow of traffic and/or pedestrians (ADA compliant) and shall meet the following criteria:

a. Bridging shall be secured against displacement by using adjustable cleats, angles, bolts, or other devices.

b. Bridging shall be installed to operate with minimum noise.

c. The trench shall be adequately shored to support the bridging and traffic.

d. Only steel plates shall be used for bridging. The steel plates shall extend at least one foot beyond the edges of the trench (See ST-27, "Steel Plate Benching," in the City's Standard Details).

e. When multiple steel plates are used side-by-side and in the direction of travel, the plates shall be welded together at the longitudinal seams.

2. Contractor must obtain all necessary permits and comply with all Laws, including City regulations, before closing sidewalks and bike lanes.

a. Where walkways, pathways, or access ways are closed due to the Work, Contractor shall provide an ADA-compliant alternate walkway preferably within the immediate location of the walkway, pathway or access way to be closed, if possible. If it is necessary to divert pedestrians into a major detour and/or into a parking lane or traffic area, at no time will pedestrians be diverted into a portion of a street used for vehicular traffic. Any deviation from these requirements must have prior approval of the Engineer.

b. At locations where adjacent alternate walkways cannot be provided (i.e., where no pathway or access is available within the immediate location of the interruption), ADA-compliant detours shall be clearly planned, marked, and constructed. Appropriate signs and barricades must be installed at the limits of construction and in advance of the closure (or detour) in order to divert pedestrians to the appropriate walkway or detour.

c. Contractor shall provide sufficient signage indicating, with arrows and text, the pedestrian route closures and the new pathways and detours required for alternate pedestrian routes around the construction. Alternate pedestrian routes, the final sign configuration, the exact wording of the base sign, and all mounting locations are subject to City's review and approval prior to the proposed closure.

d. When bike lanes are closed due to construction, Contractor shall provide advance warning signs to alert motorists of the presence of bicyclists on the road. These signs shall comply with the most current California Manual of Traffic Control Devices (CA-MUTCD).

3. Contractor is responsible for all costs associated with street and sidewalk closures, including, but not limited to, the appropriate street closure and temporary directional signage, crosswalks, and flag persons as required to control construction traffic and implement the Traffic Control and Detour Plan. The City will waive the Encroachment Permit fees for street closures or diversions, but the Contractor must plan, schedule, apply for, coordinate, and

implement all necessary street closures or diversions. Contractor shall take all necessary precautions to protect the public from construction activities. The directional signage and related signage must comply with Laws, including City traffic regulations.

4. Contractor shall comply with all posted traffic signage on and in adjacent neighborhoods.

5. Contractor shall not be relieved from responsibility for public safety by City's direction, lack thereof, or approval of the Traffic Control and Detour Plan.

11. SECURITY

A. Contractor shall coordinate and cooperate, at all times, with local law enforcement.

B. If Contractor fails to adequately secure the Project site, as determined by City, then City may employ qualified forces to secure the Project site and may deduct the cost thereof from payment otherwise due to Contractor.

C. Contractor shall maintain fencing at all times to protect the Project site, Work, and equipment and materials for incorporation into the Work.

D. Contractor shall review and comply with all local ordinances related to emergency response requirements.

E. Contractor shall develop, submit, update, and maintain an emergency response program specific to the needs of the Project.

END OF DOCUMENT

DOCUMENT 01 60 00

PRODUCT REQUIREMENTS

1. PRODUCTS

A. Contractor shall source similar products from the same manufacturer, to the extent possible, unless otherwise specified.

2. PRODUCT OPTIONS AND SUBSTITUTIONS

A. See also General Conditions, Section 7.7.

B. Specified products, materials, or systems for the Project may require compliance with engineering or on-file standards of regulatory agencies. Contractor's substitution of products, materials, or systems may require additional engineering, testing, reviews, approvals, assurances, or other information for compliance with regulatory agency requirements. Contractor shall provide all agency approvals and other additional information required for the substitution. Contractor is responsible for all additional costs and time associated with the substitution, including the cost for any City services made necessary by the substitution.

3. PRODUCT DELIVERY REQUIREMENTS

A. Contractor shall deliver products in accordance with manufacturer's instructions.

B. Contractor shall promptly inspect shipments to ensure that products comply with the requirements in the Contract Documents, quantities are correct, and products are undamaged.

4. SHIPPING REQUIREMENTS

A. Preparation for Shipment. All materials and equipment shall be suitably packaged to facilitate handling and to protect against damage during transit and storage. All materials and equipment shall be boxed, crated, or otherwise completely enclosed and protected during shipment, handling, and storage. All materials and equipment shall be protected from exposure to the elements and shall be kept dry at all times.

1. Painted and coated surfaces shall be protected against impact, abrasion, discoloration, and other damage. Painted and coated surfaces which are damaged shall be repainted to the satisfaction of City.

2. Grease and lubricating oil shall be applied to all bearings and similar items.

B. Shipping. Before shipping, each item of material or equipment shall be tagged or marked as identified in the delivery schedule or on the Shop Drawings. Complete packing lists and bills of material shall be included with each shipment.

5. PRODUCT STORAGE AND HANDLING REQUIREMENTS

A. Contractor shall store products in safe staging or storage areas.

B. Contractor shall handle, store, and protect products in accordance with manufacturer's instructions, with seals and labels intact and legible. Contractor shall store sensitive products in weather-tight, climate-controlled enclosures.

C. For exterior storage of fabricated products, Contractor shall place such products on appropriate supports, above ground.

D. Contractor shall cover products subject to deterioration with impervious sheet covering and provide ventilation to avoid condensation.

E. Contractor shall store loose granular materials on solid, flat surfaces in a well-drained area.

F. Contractor shall provide equipment and personnel to store products by methods to prevent soiling, disfigurement, and damage.

G. Contractor shall arrange storage of products to permit access for inspection and shall periodically inspect the products to ensure products are undamaged and are maintained under specified conditions.

H. Without limiting the foregoing:

1. Contractor shall bear responsibility for delivery of equipment, spare parts, tools, and materials to any Worksite and shall comply with the requirements specified herein and provide required information to City concerning the shipment and delivery of the materials, as specified in the Contract Documents.

2. All items shall be checked against packing lists immediately upon delivery to any Worksite for damage and for shortages. Contractor shall promptly remedy any damage or shortages to ensure timely completion of the Work.

3. No metalwork (miscellaneous steel shapes and reinforcing steel) shall be stored directly on the ground. Masonry products shall be handled and stored in a manner to hold breakage, chipping, cracking, and spalling to a minimum. Cement, lime, and similar products shall be stored off the ground on pallets and shall be covered and kept completely dry at all times. Pipe fittings and valves may be stored outside but must be placed on wooden blocking. PVC pipe, geomembranes, plastic liner, and other plastic materials shall be stored off the ground on pallets and protected from direct sunlight.

4. Pumps, motors, electrical equipment, and all equipment with antifriction or sleeve bearings shall be stored in weathertight structures maintained at a temperature above 60°F. Electrical equipment, controls, and insulation shall be protected against moisture and water damage. All space heaters, including those for control cabinets, furnished in equipment shall be connected and operated continuously.

5. Equipment having moving parts such as gears, bearings, and seals, shall be stored fully lubricated with oil, grease, or other lubrication, as appropriate, unless otherwise instructed by the manufacturer. Manufacturer's storage instructions shall be carefully followed by Contractor.

6. When required by the equipment manufacturer, moving parts shall be rotated a minimum of twice a month to ensure proper lubrication and to avoid metal to metal "welding." Upon installation of the equipment, Contractor shall, at the discretion of City, start the equipment at one-half load for an adequate period of time to ensure that the equipment does not deteriorate from lack of use.

7. When required by the equipment manufacturer, lubricant shall be changed upon completion of installation and as frequently as required thereafter during the period between installation and acceptance. New lubricants shall be put into the equipment by Contractor as a condition precedent to Final Completion.

8. Equipment and materials shall not show any pitting, rust, decay, or other deleterious effects of storage when installed in the Work.

9. In addition to the protection specified for prolonged storage, the packaging of spare units and spare parts shall be for export packing and shall be suitable for long-term storage in a damp location. Each spare item shall be packed separately and shall be completely identified on the outside of the container.

10. Stored items shall be laid out to facilitate their retrieval for use in the Work. Care shall be taken when removing the equipment for use to ensure the precise piece of equipment is removed and that it is handled in a manner that does not damage the equipment.

I. The requirements of this document apply to new products, salvaged items to be re-used in the Work, and salvaged items to be turned over to City.

END OF DOCUMENT

DOCUMENT 01 78 00

PROJECT RECORD DOCUMENTS

1. SUMMARY

A. This Document 01 78 00 includes administrative and procedural requirements for Project Record Documents. The term “Project Record Documents” means all the documents identified in B., below, and any other documentation pertaining to the completed Project which must be submitted by Contractor to the City as a condition precedent to Final Completion.

B. Contractor shall submit the following “Project Record Documents” as a condition of Final Completion:

1. Project Record Drawings, as defined in Section 2, below, in accordance with the requirements herein and Section 7.11 of the General Conditions;

2. Project Record Product Data, as defined in Section 3, below; and
3. Miscellaneous Project Record Submittals, as defined in Section 4, below, include field notes and photos for any variable or concealed conditions.

2. PROJECT RECORD DRAWINGS

A. Mark-up Procedure: During construction, Contractor shall update and maintain, on a daily basis if necessary, an as-built set of the Plans, mark-up copies of the Shop Drawings, and mark-up copies of samples, for the purpose of recording changes made in any portion of the original Plans, approved Shop Drawings, or approved samples (collectively, the “Project Record Drawings”), in accordance with this Document 01 78 00 and General Conditions Section 7.11. Contractor shall label each document (on first sheet or page) “PROJECT RECORD” in 2-inch high printed letters.

1. Mark all Project Record Drawings to indicate the actual installation where the installation varies from the installation shown originally. Give particular attention to information on concealed elements that would be difficult to identify or measure and record later. Items required to be marked include, but are not limited to:

a. Depths of various elements of foundation in relation to main floor level or survey datum.
b. Horizontal and vertical location of underground utilities and appurtenances referenced to permanent surface improvements.
c. Location of internal utilities and appurtenances concealed in construction referenced to visible and accessible features of structure.
d. Establish locations of underground work, points of connection with existing utilities, changes in direction, valves, manholes, catch basins, capped stub outs, invert elevations, and similar items.
e. Locations of underground Work, points of connection with existing utilities, changes in direction, valves, manholes, catch basins, capped stub outs, invert elevations, and similar items.
f. Actual numbering of each electrical circuit.
g. Field changes of dimension and detail.
h. Changes to routing of piping and conduits.
i. Changes to electrical circuitry.
j. Actual equipment locations.

k. Duct size and routing.
l. Minor field changes and changes made by Change Order.
m. Details not on original Plans.

2. Mark completely and accurately Project Record Drawing prints of Plans or Shop Drawings, whichever is the most capable of showing actual physical conditions. Where Shop Drawings are marked, show cross-reference on Plans location.

3. Mark Project Record Drawing sets in red to indicate changes.

4. Mark important additional information that was either shown schematically or omitted from original Plans.

5. Identify Change Order numbers, RFI numbers, or other source of the modification.

6. Contractor will provide complete and accurate as-built information of the rough grade elevations on the Project Record Drawings for the City's use for subsequent work.

7. Responsibility for Mark-up: Where feasible, the individual or entity who obtained Project Record Drawing data, whether the individual or entity is the installer, Subcontractor, or similar entity, must prepare the associated mark-up for the Project Record Drawings.

a. Accurately record information in an understandable and legible drawing technique.
b. Record data as soon as changes occur. In the case of concealed installations, record and check the mark-up prior to concealment. Contractor will not permanently conceal any Work until required information has been recorded.

B. Preparation of Project Record Drawings: Prior to requesting final inspection, Contractor shall review and verify the completed Project Record Drawings; deliver a complete set to the Engineer, along with any other information requested by the Engineer; and review the Project Record Drawings with the Engineer, upon request. If requested by Engineer, Contractor shall make corrections to the Project Record Drawings based on input from Engineer (including hand-drawn drawings, if applicable) and provide the corrected Project Record Drawings to the Engineer. The Project Record Drawings must be sufficiently detailed to enable the Engineer to prepare a full set of AutoCAD record drawings.

1. Contractor shall incorporate changes and additional information previously marked on print sets. Erase, redraw, and add details and notations where applicable. Identify and date each drawing; include the printed designation "PROJECT RECORD DRAWINGS" in a prominent location on each drawing.

2. Whether or not changes and additional information were recorded, Contractor shall organize and bind original marked-up set of prints that were maintained during the construction into manageable sets. Bind the set with durable paper cover sheets, with appropriate identification, including titles, dates, and other information on cover sheets. Contractor shall submit the Project Record Drawings via the City's project management tool and provide the bound hard copies to the Engineer.

3. PROJECT RECORD PRODUCT DATA

A. During construction, Contractor shall update and maintain, on a daily basis if necessary, one copy of each product data submittal for the purpose of recording changes to any portion of the original, approved product data submittal ("Project Record Product Data").

1. Contractor shall include information on concealed products and installations that cannot be readily identified and recorded later.

2. Contractor shall identify related Change Orders and mark-up of Project Record Drawings, where applicable.

3. Where Project Record Product Data is required as part of maintenance manuals, submit Project Record Product Data as an insert in the manual, instead of a separate submittal.

4. Upon completion of mark-up, Contractor shall submit a complete set of Project Record Product Data to the Engineer for City's review and acceptance.

B. Material, Equipment, and Finish Data

1. Prior to requesting final inspection, Contractor shall submit an electronic copy via the City's project management tool and three hard copies of all material, equipment, and finish data, for City's review and acceptance. The hard copies of the material, equipment, and finish data shall be bound in 8-1/2 inches by 11 inches three-ring binders with durable plastic covers; provide typewritten table of contents for each volume.

2. Contractor shall arrange the data by Specification division; provide names, addresses, and telephone numbers of Subcontractors and suppliers; and list the following for each material, equipment, and finish:

a. Trade names
b. Model or type numbers
c. Assembly diagrams
d. Operating instructions
e. Cleaning instructions
f. Maintenance instructions
g. Recommended spare parts
h. Product data

4. MISCELLANEOUS PROJECT RECORD SUBMITTALS

A. Refer to other Contract Documents for recordkeeping requirements and submittals in connection with the Work. Prior to requesting final inspection, Contractor shall prepare miscellaneous records and place them in good order, properly identified and bound or filed, ready for use and reference, and submit them to the Engineer for City's review and acceptance.

B. Additional miscellaneous records include, but are not limited to, the following:

1. Field records on excavations and foundations

2. Field records on underground construction and similar Work

3. Survey showing locations and elevations of underground lines

4. Invert elevations of drainage piping

5. Surveys establishing building lines and levels

6. Authorized measurements utilizing unit prices or allowances

7. Records of plant treatment

8. Ambient and substrate condition tests

9. Certifications received in lieu of labels on bulk products

10. Batch mixing and bulk delivery records

11. Testing and qualification of tradespersons

12. Documented qualification of installation firms

13. Load and performance testing

14. Inspections and certifications by governing authorities

15. Submittals as required by governing agencies

16. Leakage and water-penetration tests

17. Fire resistance and flame spread test results

18. Final inspection and correction procedures

5. SUBMITTAL REQUIREMENTS

A. Prior to requesting final inspection, Contractor shall deliver Project Record Documents to the Engineer.

B. Contractor shall “cloud” all affected areas of the Project Record Drawings.

C. Contractor shall stamp each Project Record Document with the following information:

1. Project Record Document

2. Prepared by: Contractor’s name, permanent address

3. Date prepared

4. Contractor’s signature

5. City Project number

D. Contractor shall accompany the submittal of Project Record Documents with a transmittal letter containing:

1. Date

2. Project title and number

3. Contractor’s name and address

4. Number and title of each Project Record Document

5. Certification that each document as submitted is complete and accurate

6. Contractor’s signature

END OF GENERAL REQUIREMENTS

Special Conditions

1. Insurance. The insurance requirements for the Project are set forth in the following exhibit, Exhibit C-05, which is attached to the Special Conditions and incorporated herein.

2. Milestones. Pursuant to Section 5.4 of the General Conditions, the following milestone(s) apply to the Project:

Milestone No.	Milestone Description	Milestone Deadline	Daily Liquidated Damages for Failure to Complete Milestone
1	Complete all of the Work necessary for the NRS-MIS 60 kV Line Reconductoring (North Segment)	15 Working Days from the start date set forth in the Notice to Proceed for the NRS-MIS 60 kV Line Reconductoring (North Segment)	$2,800 per day for each day of unexcused delay in achieving Milestone No. 1
2	Complete all of the Work necessary for the SRS-CEN 60 kV Line Reconductoring (South Segment)	15 Working Days from the start date set forth in the Notice to Proceed for the SRS-CEN 60 kV Line Reconductoring (South Segment)	$2,800 per day for each day of unexcused delay in achieving Milestone No. 2

2.1 Outages/Clearances. Contractor shall submit a request for outage(s)/clearance(s) per Document 33 71 74. City will not be able to provide simultaneous outages for both segments.

3. Construction Manager Role and Authority. Stantec Consulting Services, Inc. is the Construction Manager for this Project. The Construction Manager will assist City in the management of the construction of the Project. The Construction Manager may perform services in the areas of supervision and coordination of the work of Contractor and/or other contractors, scheduling the Work, monitoring the progress of the Work, providing City with evaluations and recommendations concerning the quality of the Work, recommending the approval of progress payments to Contractor, or other services for the Project in accordance with the Construction Manager's contract with City.

3.1 Communications. Contractor must submit all notices and communications relating to the Work directly to the Construction Manager in writing, as follows:

Stantec Consulting Services, Inc.
2999 Oak Road, Suite 800
Walnut Creek, CA-94597
Attn: Dylan Doherty
Dylan.Doherty@stantec.com

With a copy to the Engineer:

City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA-95050
Attn: Ryan Do
rdo@santaclaraca.gov

3.2 **On-Site Management and Communication Procedures.** The Construction Manager will provide and maintain a management team on the Project site to provide contract administration as an agent of City, and will establish and implement coordination and communication procedures among City, the Design Professional, Contractor, and others.

3.3 **Contract Administration Procedures.** The Construction Manager will establish and implement procedures for reviewing and processing requests for clarifications and interpretations of the Contract Documents, Shop Drawings, samples, other submittals, schedule adjustments, Change Order proposals, written proposals for substitutions, payment applications, and maintenance of logs.

3.4 **Pre-Construction Conference.** Contractor shall attend the pre-construction conference, during which the Construction Manager will review the Contract administration procedures and Project requirements.

3.5 **Contractor's Construction Schedule.** The Construction Manager will review Contractor's construction schedules and will verify that each schedule is prepared in accordance with the requirements of the Contract Documents.

4. **Permits.** Contractor shall be responsible for securing a copy of City-acquired permits from the City, for securing permits applied for by the City that have not been issued, and securing any additional permits required for the Project prior to starting Work at the locations requiring a permit. As set forth in Section 7.1(A), Contractor shall comply with all permits and permit requirements, and pay all costs, fees, and charges required to comply with the conditions outlined in the permits unless otherwise set forth in these Special Conditions. Contractor shall coordinate with all agencies and perform Work in compliance with all permits. Contractor must obtain the following permits from the respective agency prior to the start of Work:

4.1 **Santa Clara County Roads and Airport (SCC) Encroachment Permit**, for Work occurring at the intersection of Scott Boulevard and San Tomas Expressway.

4.2 **Valley Water Encroachment Permit**, for Work occurring in and/or adjacent to the creek.

4.3 **City's Department of Public Works Encroachment Permit**, for Work occurring on City street.

5. **Traffic Control.** See Section 7.3(C), Traffic Management, and Document 01 50 00 of the General Requirements for additional traffic control requirements. The hours for lane closure restrictions are modified for the specific streets in this Project as follows:

5.1 San Tomas Expressway (County of Santa Clara)

- NB and SB: Lane closure permitted from 9 AM to 3 PM or during nighttime and weekend.

6. **Products.** City will provide all material shown in the Bill of Materials document. Materials provided by City will be "checked out" to the Contractor at the start of the project. Contractor shall provide all other materials necessary to complete the Work. Unused materials will be returned to City. Contractor will be charged for unused materials that are not returned. All salvage will be returned to City.

6.1 **City Furnished Products Ordered in Advance**

- 715 KCMIL ACCR Conductor
- All material shown in the Bill of Material document (part of Plans)

6.2 City and Contractor Responsibilities for City-Furnished Products

- City's Responsibilities
  - Arrange for pickup by Contractor at storage locations to project site.
  - Inspect products jointly with Contractor prior to Contractor's pickup.

- Contractor's Responsibilities
  - Transport and unload products at project site; inspect for completeness or damage jointly with City prior to transport.
  - Handle, store, install and finish products.
  - Repair or replace items damaged after Contractor's pickup or during transport.
  - Install into project per Contract Documents.

EXHIBIT C-05

Without limiting the Contractor's indemnification of the City, and prior to commencing any of the Services required under this Agreement, the Contractor shall provide and maintain in full force and effect, at its sole cost and expense, the following insurance policies with at least the indicated coverages, provisions and endorsements:

A. COMMERCIAL GENERAL LIABILITY INSURANCE

1. Commercial General Liability Insurance policy which provides coverage at least as broad as Insurance Services Office form CG 00 01. Policy limits are subject to review, but shall in no event be less than, the following:

   $5,000,000 Each occurrence
   $5,000,000 General Aggregate
   $5,000,000 Products/Completed Operations Aggregate
   $5,000,000 Personal Injury
   $5,000,000 Project Aggregate

2. Exact structure and layering of the coverage shall be left to the discretion of Contractor; however, any excess or umbrella policies used to meet the required limits shall be at least as broad as the underlying coverage and shall otherwise follow form.

3. The following provisions shall apply to the Commercial Liability policy as well as any umbrella policy maintained by the Contractor to comply with the insurance requirements of this Agreement:

   a. Coverage shall be on a "pay on behalf" basis with defense costs payable in addition to policy limits;

   b. There shall be no cross liability exclusion which precludes coverage for claims or suits by one insured against another; and

   c. Coverage shall apply separately to each insured against whom a claim is made or a suit is brought, except with respect to the limits of liability.

B. BUSINESS AUTOMOBILE LIABILITY INSURANCE

Business automobile liability insurance policy which provides coverage at least as broad as ISO form CA 00 01 with policy limits a minimum limit of not less than five million dollars ($5,000,000) each accident using, or providing coverage at least as broad as, Insurance Services Office form CA 00 01. Liability coverage shall apply to all owned, non-owned and hired autos.

In the event that the Work being performed under this Agreement involves transporting of hazardous or regulated substances, hazardous or regulated wastes and/or hazardous or regulated materials, Contractor and/or its subcontractors involved in such activities shall provide coverage with a limit of two million dollars ($2,000,000) per accident covering transportation of such materials by the addition to the Business Auto Coverage Policy of Environmental Impairment Endorsement MCS90 or Insurance Services Office endorsement form CA 99 48, which amends the pollution exclusion in the standard Business Automobile Policy to cover pollutants that are in or upon, being transported or towed by, being loaded onto, or being unloaded from a covered auto.

C. WORKERS' COMPENSATION

1. Workers' Compensation Insurance Policy as required by statute and employer's liability with limits of at least one million dollars ($1,000,000) policy limit Bodily Injury by disease, one million dollars ($1,000,000) each accident/Bodily Injury and one million dollars ($1,000,000) each employee Bodily Injury by disease.

2. The indemnification and hold harmless obligations of Contractor included in this Agreement shall not be limited in any way by any limitation on the amount or type of damage, compensation or benefit payable by or for Contractor or any subcontractor under any Workers' Compensation Act(s), Disability Benefits Act(s) or other employee benefits act(s).

3. This policy must include a Waiver of Subrogation in favor of the City of Santa Clara, its City Council, commissions, officers, employees, volunteers and agents.

D. POLLUTION LIABILITY

In the event that this contract involves hazardous or regulated wastes and/or hazardous or regulated materials, Contractor and/or its subcontractors shall provide a Contractor's Pollution Liability Insurance policy with coverage limits not less than two million dollars ($2,000,000) each claim in connection with the Work performed under this Contract. All activities contemplated in this agreement shall be specifically scheduled on the policy as "covered operations." Any deductible must be declared to and approved by City. Such policy shall cover, at a minimum, liability for bodily injury, damage to and loss of use of property, and clean–up costs arising from sudden, accidental and gradual pollution and remediation in connection with the Work under this Agreement. Contractor will use its best efforts to have the City, Council, officers, employees and volunteers added as additional insureds under this policy. The following provisions shall apply:

1. The policy shall provide coverage for the hauling of waste from the project site to the final disposal location, including non-owned disposal sites.

2. Products/completed operations coverage shall extend a minimum of three (3) years after project completion.

3. Coverage shall be included on behalf of the insured for covered claims arising out of the actions of independent contractors.

4. If the insured is using subcontractors the Policy must include work performed "by or on behalf" of the insured.

5. Policy shall contain no language that would invalidate or remove the insurer's duty to defend or indemnify for claims or suits expressly excluded from coverage. Policy shall specifically provide for a duty to defend on the part of the insurer.

E. COMPLIANCE WITH REQUIREMENTS

All of the following clauses and/or endorsements, or similar provisions, must be part of each commercial general liability policy, and each umbrella or excess policy.

1. Additional Insureds. City of Santa Clara, its City Council, commissions, officers, employees, volunteers and agents are hereby added as additional insureds in respect to liability arising out of Contractor's work for City, using Insurance Services Office (ISO) Endorsement CG 20 10 11 85 or the combination of CG 20 10 03 97 and CG 20 37 10 01, or its equivalent.

2. Primary and non-contributing. Each insurance policy provided by Contractor shall contain language or be endorsed to contain wording making it primary insurance as respects to,

and not requiring contribution from, any other insurance which the indemnities may possess, including any self-insurance or self-insured retention they may have. Any other insurance indemnities may possess shall be considered excess insurance only and shall not be called upon to contribute with Contractor's insurance.

3. General Aggregate. The general aggregate limits shall apply separately to Contractor's work under this Agreement providing coverage at least as broad as Insurance Services Office (ISO) Endorsement CG 2503, 1985 Edition, or insurer's equivalent (CGL);

4. Cancellation.

   a. Each insurance policy shall contain language or be endorsed to reflect that no cancellation or modification of the coverage provided due to non-payment of premiums shall be effective until written notice has been given to City at least ten (10) days prior to the effective date of such modification or cancellation. In the event of non-renewal, written notice shall be given at least ten (10) days prior to the effective date of non-renewal.

   b. Each insurance policy shall contain language or be endorsed to reflect that no cancellation or modification of the coverage provided for any cause save and except non-payment of premiums shall be effective until written notice has been given to City at least thirty (30) days prior to the effective date of such modification or cancellation. In the event of non-renewal, written notice shall be given at least thirty (30) days prior to the effective date of non-renewal.

5. Other Endorsements. Other endorsements may be required for policies other than the commercial general liability policy if specified in the description of required insurance set forth in Sections A through E of this Document 00820.

F. ADDITIONAL INSURANCE RELATED PROVISIONS

Contractor and City agree as follows:

1. Requirements of specific insurance coverage features described in this Agreement shall not be construed to be a limitation of liability on the part of Contractor or any of its subcontractors, nor to relieve any of them of any liability or responsibility under the Contract Documents, as a matter of law or otherwise. Such requirements are not intended by any Party to be limited to providing coverage for the vicarious liability of the City or to the supervisory role, if any, of City. All insurance coverage provided pursuant to this Agreement in any way relating to City is intended to apply to the full extent of the policies involved.

2. Contractor shall maintain all required insurance policies in full force and effect during entire period of performance of the Services under this Agreement of Contract Documents. Contractor shall also keep such insurance in force during warranty and guarantee periods. At time of making application for extension of time, Contractor shall submit evidence that insurance policies will be in effect during requested additional period of time.

3. City reserves the right, at any time during the term of this Agreement to change the amounts and types of insurance required by giving the Contractor thirty (30) days advance written notice of such change. If such change results in substantial additional cost to the Contractor, the City will negotiate in good faith additional compensation proportional to the increased benefit to City.

4. Any type of insurance or any increase of limits of liability not described in this Exhibit which Contractor requires for its own protection or in compliance with applicable statutes or regulations, shall be Contractors' responsibility and at its own expense.

5. No liability insurance coverage provided by Contractor to comply with the terms of this Agreement shall prohibit Contractor, or Contractor's employees, or agents, from waiving the right of subrogation prior to a loss. Contractor waives its right of subrogation against Indemnitees. Any property insurance policies affected by Contractor shall be endorsed to delete the subrogation condition as to indemnitees or shall specifically allow Contractor to waive subrogation prior to a loss. Contractor hereby waives any right of recovery against the indemnitees and agrees to require any subcontractor to do so.

6. Contractor agrees to ensure that subcontractors, and any other party involved with the Services who is brought onto or involved in the performance of the Services by Contractor, provide the same minimum insurance coverage required of Contractor, except as with respect to limits. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this Agreement. Contractor agrees that upon request by City, all agreements with, and insurance compliance documents provided by, such subcontractors and others engaged in the project will be submitted to City for review.

7. Contractor shall cooperate fully with City and Contractor's insurance companies in any safety and accident prevention program and claims handling procedures as established for the performance of Services under this Agreement.

8. All coverage types and limits required under this Agreement are subject to approval, modification and additional requirements by the City, as the need arises. Contractor shall not make any reductions in scope of coverage which may affect City's protection without City's prior written consent.

9. For purposes of applying insurance coverage only, all contracts pertaining to the performance of services will be deemed to be executed when finalized and any activity commences in furtherance of performance under this agreement.

10. Contractor acknowledges and agrees that any actual or alleged failure on the part of City to inform Contractor of non-compliance with any of the insurance requirements set forth in this Agreement in no way imposes any additional obligations on City nor does it waive any of the City's rights under this Agreement or any other regard.

11. Any provision in this Agreement dealing with the insurance coverage provided pursuant to these requirements, is subordinate to and superseded by the requirements contained herein. These insurance requirements are intended to be separate and distinct from any other provision in this Agreement and are intended by the Parties here to be interpreted as such.

12. Contractor agrees to be responsible for ensuring that no contract used by any party involved in any way with the project reserves the right to charge City or Contractor for the cost of additional insurance coverage required by this Agreement. Any such provisions are to be deleted with reference to City. It is not the intent of City to reimburse any third party for the cost of complying with these requirements. There shall be no recourse against City for payment of premiums or other amounts with respect thereto.

13. Contractor agrees to obtain and provide to City evidence of Professional Liability insurance for Architects or Engineers if engaged by Contractor to perform any of the Services required under this Agreement. City shall determine the minimum coverage and policy limits required, after consultation with Contractor.

14. The City acknowledges that some insurance requirements contained in this Agreement may be fulfilled by self-insurance on the part of the Contractor. The Contractor's insurance obligations under this Agreement under may be satisfied in whole or in part by adequately funded self-insurance retention, but only after approval from the City Attorney's Office upon satisfactory evidence of financial capacity.

15. The City reserves the right to withhold payments from the Contractor in the event of material noncompliance with the insurance requirements set forth in this Agreement.

G. EVIDENCE OF COVERAGE

Prior to commencement of any Services under this Agreement, Contractor, and each and every subcontractor (of every tier) shall, at its sole cost and expense, provide and maintain not less than the minimum insurance coverage with the endorsements and deductibles indicated in this Agreement. Such insurance coverage shall be maintained with insurers, and under forms of policies, satisfactory to City and as described in this Agreement. Contractor shall file with the City all certificates and endorsements for the required insurance policies for City's approval as to adequacy of the insurance protection.

H. EVIDENCE OF COMPLIANCE

Contractor or its insurance broker shall provide the required proof of insurance compliance, consisting of Insurance Services Office (ISO) endorsement forms or their equivalent and the ACORD form 25-S certificate of insurance (or its equivalent), evidencing all required coverage shall be delivered to City, or its representative as set forth below, at or prior to execution of this Agreement. Upon City's request, Contractor shall submit to City copies of the actual insurance policies or renewals or replacements. Unless otherwise required by the terms of this Agreement, all certificates, endorsements, coverage verifications and other items required to be delivered to City pursuant to this Agreement shall be mailed to:

EBIX Inc.
City of Santa Clara / Silicon Valley Power
P.O. Box 100085 – S2 or 1 Ebix Way
Duluth, GA 30096 John's Creek, GA 30097

Telephone number: 951-766-2280
Fax number: 770-325-0409
Email address: ctsantaclara@ebix.com

I. QUALIFYING INSURERS

All of the insurance companies providing insurance for Contractor shall have, and provide written proof of, an A. M. Best rating of at least A minus 6 (A- VI) or shall be an insurance company of equal financial stability that is approved by the City or its insurance compliance representatives.

END OF SPECIAL CONDITIONS

Attachment A – Change Order

CONTRACT CHANGE ORDER NO. ____

PROJECT NAME: Northwest Loop Capacity Upgrade PROJECT ID NO.: CIP 2444 CITY CONTRACT COMMITMENT NO.: ORIGINAL CONTRACT PRICE: $ PREVIOUS APPROVED CHANGE ORDERS (TOTAL NET CHANGE): $ CURRENT CHANGE ORDER (INCREASE/DECREASE, IF ANY): $ ADJUSTED CONTRACT PRICE: $
CONTRACTOR:
DESCRIPTION OF CHANGE ORDER: The City hereby authorizes the following change(s) in the Work or the Contract Documents:

CHANGE IN CONTRACT PRICE: Net Change This Change Order**:**	**CHANGE IN CONTRACT TIME:** Net Change in Contract Time Per This Change Order: - **Working Days**

Contractor Certification: By signing this Change Order, Contractor certifies that it will provide all labor, materials, supplies, tools, equipment, transportation, traffic control, facilities, permits, utilities, services, and incidentals necessary to timely perform and complete the Work in this Change Order in accordance with the Contract Documents. Contractor agrees that this Change Order is complete and comprehensive with respect to the subject matter of this Change Order, including any added, deleted, or changed Work. This Change Order is fully inclusive of all costs related to the changes in this Change Order, including direct and indirect costs (including, but not limited to, any and all overhead and costs incurred due to lost efficiency or delays of any kind), and any other costs, expenses, or time extensions not included herein are deemed waived. The terms set forth in this Change Order constitute full resolution, settlement, accord and satisfaction with respect to the subject matter of this Change Order as to any adjustment of the Contract Price or Contract Time or any modification of the Contract Documents in relation thereto. Contractor hereby waives and releases the City from any pending or future claims, including, but not limited to, Subcontractor or supplier claims, relating to the subject matter of this Change Order and waives any further adjustment to the Contract Price or Contract Time or further modification of the Contract Documents in relation thereto. With regard to this release, Contractor expressly waives the terms of Civil Code § 1542 which provides:

> "A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party."

Failure to Execute: If Contractor fails to promptly execute this Change Order or if Contractor disputes the terms of this Change Order, City may unilaterally approve this Change Order as set forth in Article 6 of the

General Conditions. Contractor may dispute the terms of a unilateral Change Order by submitting a timely Claim pursuant to Article 12 of the General Conditions. All other terms and conditions in the Contract Documents and all previous Change Orders which have not been addressed in this Change Order remain unchanged and continue in full force and effect. This Change Order is not valid until signed by City.		
CONTRACTOR	**Accepted and Agreed By:**	**Date:**
CITY OF SANTA CLARA	**Approved By:**	**Date:**

Attachment B – Escrow Agreement for Security Deposits In Lieu of Retention

This Escrow Agreement ("Agreement") is made and entered into on this _____ day of _____, 20__, by and between the City of Santa Clara, a chartered Municipal Corporation of the State of California, whose address is 1500 Warburton Avenue, Santa Clara, California 95050, hereinafter called "Owner"; _____, whose address is _____, hereinafter called "Contractor"; and <[City, as escrow agent …OR… [_____]>, a state or federally chartered bank in the State of California, whose address is _____, hereinafter called "Escrow Agent".

For the consideration hereinafter set forth, the Owner, Contractor, and Escrow Agent agree as follows:

(1) Pursuant to Section 22300 of the Public Contract Code of the State of California, Contractor has the option to deposit securities with Escrow Agent as a substitute for retention earnings required to be withheld by Owner pursuant to the Construction Contract (Contract Number 2444) entered into between the Owner and Contractor for Northwest Loop Capacity Upgrade Project in the amount of <$_____> dated <_____, 20__> (hereinafter referred to as the "Contract"). Alternatively, on written request of the Contractor, the Owner shall make payments of the retention earnings directly to the Escrow Agent. When the Contractor deposits the securities as a substitute for Contract earnings, the Escrow Agent shall notify the Owner within 10 days of the deposit. The market value of the securities at the time of the substitution shall be at least equal to the cash amount then required to be withheld as retention under the terms of the Contract between the Owner and Contractor. Securities shall be held in name of the City of Santa Clara, and shall designate the Contractor as the beneficial owner.

(2) The Owner shall make progress payments to the Contractor for those funds which otherwise would be withheld from progress payments pursuant to the Contract provisions, provided that the Escrow Agent holds securities in the form and amount specified above.

(3) When the Owner makes payment of retentions earned directly to the Escrow Agent, the Escrow Agent shall hold them for the benefit of the Contractor until the time that the escrow created under this contract is terminated. The Contractor may direct the investment of the payments into securities. All terms and conditions of this Agreement and the rights and responsibilities of the parties shall be equally applicable and binding when the Owner pays the Escrow Agent directly.

(4) Contractor shall be responsible for paying all fees for the expenses incurred by Escrow Agent in administering the Escrow Account and all expenses of the Owner. These expenses and payment terms shall be determined by the Owner, Contractor, and Escrow Agent.

(5) The interest earned on the securities or the money market accounts held in escrow and all interest earned on that interest shall be for the sole account of Contractor and shall be subject to withdrawal by Contractor at any time and from time to time without notice to the Owner.

(6) Contractor shall have the right to withdraw all or any part of the principal in the Escrow Account only by written notice to Escrow Agent accompanied by written authorization from the Owner to the Escrow Agent that Owner consents to the withdrawal of the amount sought to be withdrawn by Contractor.

(7) The Owner shall have a right to draw upon the securities in the event of default by the Contractor. Upon seven days' written notice to the Escrow Agent from the Owner of the default, the Escrow Agent shall immediately convert the securities to cash and shall distribute the cash as instructed by the Owner.

(8) Upon receipt of written notification from the Owner certifying that the Contract is final and complete, and that the Contractor has complied with all requirements and procedures applicable to the Contract, Escrow Agent shall release to Contractor all securities and interest on deposit less escrow

fees and charges of the Escrow Account. The escrow shall be closed immediately upon disbursement of all moneys and securities on deposit and payments of fees and charges.

(9) Escrow Agent shall rely on the written notifications from the Owner and the Contractor pursuant to Sections (5) to (8), inclusive, of this Agreement and the Owner and Contractor shall hold Escrow Agent harmless from Escrow Agent's release and disbursement of the securities and interest as set forth above.

(10) The names of the persons who are authorized to give written notice or to receive written notice on behalf of the Owner and on behalf of Contractor in connection with the foregoing, and exemplars of their respective signatures are as follows:

On behalf of Owner:

_____
Title

_____
Name

_____
Signature

_____
Address

_____
City/State/Zip

On behalf of Contractor:

_____
Title

_____
Name

_____
Signature

_____
Address

_____
City/State/Zip

On behalf of Escrow Agent:

_____
Title

_____
Name

_____
Signature

_____
Address

_____
City/State/Zip

At the time the Escrow Account is opened, the Owner and Contractor shall deliver to the Escrow Agent a fully executed counterpart of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement by their proper officers on the date first set forth above.

Owner:	Contractor:
_____	_____
_____ Title	_____ Title
_____ Name	_____ Name
_____ Signature	_____ Signature

REVIEWED AS TO FORM:

_____
City Attorney

_____, 20__
Date

Attachment C – Agreement and Release of Any and All Claims

This Agreement and Release of Any and All Claims ("Agreement and Release") is made and entered into on this _____ day of _____, 20__ (the "Effective Date"), by and between the City of Santa Clara, California, a chartered California municipal corporation, whose primary place of business is located at 1500 Warburton Avenue, Santa Clara, CA 95050 ("City"), and _____ <insert Contractor's name>, a _____ <choose one: corporation/partnership/individual>, whose primary place of business is located at _____ <insert Contractor's address> ("Contractor"). City and Contractor may be referred to in this Agreement and Release individually as a "Party" or collectively as the "Parties."

RECITALS

A. City and Contractor entered into Contract Number 2444 ("Contract") for Work on the City's Northwest Loop Capacity Upgrade Project ("Project").

B. The Work under the Contract has been completed.

C. City wishes to close out the Project and tender Final Payment to Contractor, including release of all undisputed retention, if any, pursuant to Public Contract Code § 7107.

D. Defined terms used in this Agreement and Release have the meaning provided in Article 1 of the Contract General Conditions unless otherwise specified.

Now, therefore, it is mutually agreed between City and Contractor as follows:

AGREEMENT

1. City's determination of Final Payment, including deductions for liquidated damages, if any, or other deductions or withholdings is as follows:

Original Contract Price	$ _____
Modified Contract Price	$ _____
Total Payment to Date	$ _____
Liquidated Damages	$ _____
Other Deductions*	$ _____
Other Withholding**	$ _____
Payment Due Contractor	$ _____

*Other Deductions includes the following: <_____>

** Other Withholding includes the following: <_____>

2. Subject to the provisions of this Agreement and Release, City will pay Contractor $<_____> as Final Payment.

3. Contractor acknowledges that its sole and exclusive remedy for any claims against City arising from the Contract is to submit a timely, written Claim pursuant to Article 12 of the General Conditions.

4. Contractor acknowledges and hereby agrees that there are no unresolved or outstanding claims in dispute against City arising from or related to the Contract, except for the Claims listed below, whether pending or not yet submitted. The following Claims are disputed (the "Disputed Claims") and are specifically excluded from the operation of this Agreement and Release:

Claim No.	Date Submitted	Description of Claim	Amount of Claim

[Contractor: Complete as indicated, using an attachment if needed. If there are no Disputed Claims, write "No Disputed Claims" above.]

5. This Agreement and Release will be effective as a full, final and general release of all claims, demands, actions, causes of action, obligations, costs, expenses, damages, losses and liabilities of Contractor against City, and each of its officers, employees, consultants, and agents, including, but not limited to, the City Council and Engineer, arising from or related to the Contract, except for the Disputed Claims set forth in Section 4, above. Nothing in this Agreement and Release shall limit or modify Contractor's continuing obligations described in Section 7 of this Agreement and Release, below.

6. Consistent with and subject to the limitations of California Public Contract Code § 7100, Contractor hereby agrees that, in consideration of the payment set forth in Section 2 of this Agreement and Release, Contractor hereby releases and forever discharges City, and each of its officers, employees, consultants, and agents, including, but not limited to, the City Council and Engineer, from any and all liability, claims, demands, actions or causes of action of whatever kind or nature arising out of or in any way relating to the Contract, with the exception of the Disputed Claims set forth in Section 4, above.

7. Guarantees and warranties for the Work, and any other continuing obligations of Contractor, including, but not limited to, bond and indemnity obligations, shall remain in full force and effect as specified in the Contract Documents.

8. Contractor hereby waives the provisions of California Civil Code § 1542, which provides as follows:

> A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

9. The provisions of this Agreement and Release are contractual in nature and not mere recitals, and shall be considered independent and severable. If any provision of this Agreement and Release or any part thereof is held invalid in whole or in part under any Laws, then that provision or part shall remain in force and effect only to the extent permitted by Laws, and the remaining provisions of this Agreement and Release shall also remain in full force and effect, and shall be enforceable.

10. Contractor represents and warrants that it is the true and lawful owner of all Claims and other matters released pursuant to this Agreement and Release. Each party represents and warrants that it has been represented by counsel of its own choosing in connection with this Agreement and Release.

11. City's rights under the Contract survive completion of the Work, termination of the Contract, and execution of this Agreement and Release.

12. The individuals executing this Agreement and Release represent and warrant that they have the full right, title, power, legal capacity, and authority to enter into and to execute this Agreement and Release on behalf of the respective legal entities of the Contractor and the City. If Contractor is a corporation, signatures from two officers of the corporation are required pursuant to California Corporations Code § 313.

[Signatures are on the following page.]

*** * * CAUTION: THIS IS A RELEASE - READ BEFORE EXECUTING * * ***

The Parties acknowledge and accept the terms and conditions of this Agreement and Release as evidenced by the following signatures of their duly authorized representatives. It is the intent of the Parties that this Agreement and Release shall become operative on the Effective Date.

CONTRACTOR: _____
Business Name

s/_____

_____
Name, Title

Date: _____

Second Signature (See Section 12):

s/_____

_____
Name, Title

Date: _____

CITY:

s/_____

_____
Name, Title

Date: _____

Technical Specifications

TABLE OF CONTENTS

DOCUMENT	TITLE
33 71 16	Electrical Utility Poles
33 71 23	Insulators and Fittings
33 71 74	Transmission and Distribution De-energization Coordination
33 79 19.13	Wood Pole Grounding

3M COMPANY, MANUFACTURER STANDARDS FOR ACCR CONDUCTOR

Installation Guidelines & Maintenance for ACCR Conductor

26-241 Agenda Date: 4/21/2026

REPORT TO CITY COUNCIL

SUBJECT
Action on Amendment No. 7 to the Agreement for Professional Services with Perkins + Will for the Tasman East Specific Plan

BACKGROUND
In 2016, the City conducted a competitive Request for Proposals (RFP) for professional services to assist City staff with preparation of a Specific Plan and an associated Environmental Impact Report (EIR) for the Tasman East Focus Area. Through this process, Perkins + Will was selected and awarded an agreement with a completion date of September 30, 2017 (Attachment 2).

The City's initial contract with Perkins + Will has been amended six times to address changes in the project scope and to allow for the continued delivery of services beyond the original agreement timeframe. The specific plan is being amended to allow for additional development capacity beyond what was approved in 2018, which requires an updated traffic analysis. The agreement was most recently amended in August 2025 so that Perkins + Will could assist the City in the completion of the final traffic report and extend the term of the agreement.

DISCUSSION
While a substantive portion of the scope of work for the amendment to Tasman East Specific Plan has been completed, the updated CEQA work is anticipated to take longer than the previously approved contract termination date of June 2026.

Staff is requesting that the City Council grant approval to the City Manager to amend the City's contract with Perkins + Will to revise and extend the agreement's termination date. The additional time will allow staff and Perkins + Will to proceed with the completion of the final traffic report for the Specific Plan amendment. Staff anticipates that some billing and close-out activities will extend beyond the completion of the Specific Plan amendment and thus is proposing the December 31, 2026 deadline.

ENVIRONMENTAL REVIEW
The Tasman East Specific Plan was analyzed under an EIR adopted and certified by the City Council on November 13, 2018. An addendum to the Environmental Impact Report that provided additional analysis related to the Calle del Sol paseo was prepared in conjunction with Amendment No. 3, which was adopted by the Council on November 17, 2020. A subsequent Environmental Impact Report (SEIR) that details the changes to the environment based on the expanded scope will be prepared in accordance with the scope of work proposed under this Amendment.

FISCAL IMPACT
Funding for the existing agreement with Perkins + Will for Tasman East Specific Plan is currently

budgeted under the Community Development Department's operating budget.

COORDINATION
This report has been coordinated with the Finance Department and the City Attorney's Office.

PUBLIC CONTACT
Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION
Authorize the City Manager to execute Amendment No. 7 to the Agreement with Perkins + Will for professional services to prepare the Amendment to the Tasman East Specific Plan by extending the term of the agreement through December 31, 2026.

Reviewed by: Afshan Hamid, Director, Community Development Department
Approved by: Jovan Grogan, City Manager

ATTACHMENTS
1. Amendment No. 7 PW TESP
2. Perkins and Will Fully Executed Agreement for Tasman East 5-3-16
3. Fully Executed Agreement No. 1 - Perkins + Will Contract Amendment
4. Fully Executed Amendment No. 2 Perkins + Will Tasman East
5. Fully Executed Amendment No. 3 - TESP Perkins + Will
6. Fully Executed Amendment No. 4 and RTC 21-757
7. Fully Executed Amendment No. 5 TESP_SB2
8. Fully Executed Amendment No. 6 PW TESP

Ebix Insurance No. S00003424

AMENDMENT NO. 7
TO THE AGREEMENT FOR SERVICES
BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA,
AND
PERKINS + WILL, INC.

PREAMBLE

This agreement ("Amendment No. 7") is entered into between the City of Santa Clara, California, a chartered California municipal corporation (City) and Perkins + Will, Inc., a Delaware corporation (Contractor or Consultant). City and Contractor may be referred to individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

RECITALS

A. The Parties previously entered into an agreement entitled "Agreement for Professional Services by and between the City of Santa Clara, California, and Perkins + Will, Inc.", dated April 29, 2016 (Agreement);

B. The Agreement was previously amended by Amendment No. 1 dated October 27, 2017, Amendment No. 2 dated February 4, 2019, Amendment No. 3 dated August 27, 2019, Amendment No. 4 dated August 24, 2021, Amendment No. 5 dated September 27, 2022, Amendment No. 6 dated December 24, 2025, and is again amended by this Amendment No. 7. The Agreement and all previous amendments are collectively referred to herein as the "Agreement as Amended"; and

C. The Parties entered into the Agreement as Amended for the purpose of having Contractor prepare the Tasman East Specific Plan, and the Parties now wish to amend the Agreement as Amended to extend the termination date.

NOW, THEREFORE, the Parties agree as follows:

AMENDMENT TERMS AND CONDITIONS

1. Section 5 of the Agreement as Amended, entitled "Term of Agreement" is amended to read as follows:

   "Unless otherwise set forth in this Agreement or unless this paragraph is subsequently modified by a written amendment to this Agreement, the term of the Agreement shall begin on the Effective Date of this Agreement and terminate on December 31,2026."

2. Except as set forth herein, all other terms and conditions of the Agreement as Amended shall remain in full force and effect. In case of a conflict in the terms of the Agreement as Amended and this Amendment No. 7, the provisions of this Amendment No. 7 shall control.

The Parties acknowledge and accept the terms and conditions of this Amendment No. 7 as evidenced by the following signatures of their duly authorized representatives.

CITY OF SANTA CLARA, CALIFORNIA
a chartered California municipal corporation

Approved as to Form: Dated: _____

GLEN R. GOOGINS
City Attorney

JŌVAN D. GROGAN
City Manager
1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax: (408) 241-6771

"CITY"

PERKINS + WILL, INC
a Delaware Corporation

Dated: _____
By (Signature): _____
Name: Geeti Silwal
Title: Principal-in-Charge
Principal Place of Business Address: 2Bryant Street, Suite 300 San Francisco, CA 94107
Email Address: geeti.silwal@perkinswill.com
Telephone: (415) 856-3000
Fax: (415) 856-3001

"CONSULTANT"

AGREEMENT FOR PROFESSIONAL SERVICES BY AND BETWEEN THE CITY OF SANTA CLARA, CALIFORNIA, AND PERKINS + WILL, INC.

PREAMBLE

This agreement for the performance of services ("Agreement") is by and between Perkins + Will, Inc., a Delaware corporation, with its principal place of business located at 2 Bryant Street, Suite 300, San Francisco, CA 94105 ("Contractor" or "Consultant"), and the City of Santa Clara, California, a chartered California municipal corporation with its primary business address at 1500 Warburton Avenue, Santa Clara, California 95050 ("City"). City and Contractor may be referred to individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

RECITALS

A. City desires to secure professional services more fully described in this Agreement, at Exhibit A, entitled "Scope of Services"; and

B. Contractor represents that it, and its subcontractors, if any, have the professional qualifications, expertise, necessary licenses and desire to provide certain goods and/or required services of the quality and type which meet objectives and requirements of City; and,

C. The Parties have specified herein the terms and conditions under which such services will be provided and paid for.

The Parties agree as follows:

AGREEMENT PROVISIONS

1. EMPLOYMENT OF CONTRACTOR.

City hereby employs Contractor to perform services set forth in this Agreement. To accomplish that end, City may assign a Project Manager to personally direct the Services to be provided by Contractor and will notify Contractor in writing of City's choice. City shall pay for all such materials and services provided which are consistent with the terms of this Agreement.

2. SERVICES TO BE PROVIDED.

Except as specified in this Agreement, Contractor shall furnish all technical and professional services, including labor, material, equipment, transportation, supervision and expertise (collectively referred to as "Services") to satisfactorily complete the work required by City at his/her own risk and expense. Services to be provided to City are

more fully described in Exhibit A entitled "SCOPE OF SERVICES." All of the exhibits referenced in this Agreement are attached and are incorporated by this reference.

3. COMMENCEMENT AND COMPLETION OF SERVICES.

A. Contractor shall begin providing the services under the requirements of this Agreement upon receipt of written Notice to Proceed from City. Such notice shall be deemed to have occurred three (3) calendar days after it has been deposited in the regular United States mail. Contractor shall complete the Services within the time limits set forth in the Scope of Services or as mutually determined in writing by the Parties.

B. When City determines that Contractor has satisfactorily completed the Services, City shall give Contractor written Notice of Final Acceptance. Upon receipt of such notice, Contractor shall not incur any further costs under this Agreement. Contractor may request this determination of completion be made when, in its opinion, the Services have been satisfactorily completed. If so requested by the contractor, City shall make this determination within fourteen (14) days of its receipt of such request.

4. QUALIFICATIONS OF CONTRACTOR - STANDARD OF WORKMANSHIP.

Contractor represents and maintains that it has the necessary expertise in the professional calling necessary to perform services, and its duties and obligations, expressed and implied, contained herein, and City expressly relies upon Contractor's representations regarding its skills and knowledge. Contractor shall perform such services and duties in conformance to and consistent with the professional standards of a practitioner in the same discipline in the State of California.

The plans, designs, specifications, estimates, calculations, reports and other documents furnished under Exhibit A shall be of a quality acceptable to City. The criteria for acceptance of the work provided under this Agreement shall be a product of neat appearance, well organized, that is technically and grammatically correct, checked and having the maker and checker identified. The minimum standard of appearance, organization and content of the drawings shall be that used by City for similar projects.

5. TERM OF AGREEMENT.

Unless otherwise set forth in this Agreement or unless this paragraph is subsequently modified by a written amendment to this Agreement, the term of this Agreement shall begin on the Effective Date of this Agreement and terminate on September 30, 2017.

6. MONITORING OF SERVICES.

City may monitor the Services performed under this Agreement to determine whether Contractor's operation conforms to City policy and to the terms of this Agreement. City may also monitor the Services to be performed to determine whether financial operations are conducted in accord with applicable City, county, state, and federal requirements. If

any action of Contractor constitutes a breach, City may terminate this Agreement pursuant to the provisions described herein.

7. WARRANTY.

Contractor represents that all materials and services covered by this Agreement shall be shall conform to the specifications, requirements, and instructions upon which this Agreement is based and performed reasonably and consistent with the professional standards referred to hereinabove. Contractor agrees to promptly replace or correct any incomplete, inaccurate, or defective Services at no further cost to City when defects are due to the negligent errors or omissions of Contractor. If Contractor fails to promptly correct or replace materials or services, City may make corrections or replace materials or services and charge Contractor for the cost incurred by City.

8. PERFORMANCE OF SERVICES.

Contractor shall perform all requested services in an efficient and expeditious manner and shall work closely with and be guided by City. Contractor shall be as fully responsible to City for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons directly employed by it. Contractor will perform all Services in a safe manner and in accordance with all federal, state and local operation and safety regulations.

9. BUSINESS TAX LICENSE REQUIRED.

Contractor must comply with Santa Clara City Code section 3.40.060, as that section may be amended from time to time or renumbered, which requires that any person who transacts or carries on any business in the City of Santa Clara pay business license tax to the City. A business tax certificate may be obtained by completing the Business Tax Affidavit Form and paying the applicable fee at the Santa Clara City Hall Municipal Services Division.

10. RESPONSIBILITY OF CONTRACTOR.

Contractor shall be responsible for the professional quality, technical accuracy and coordination of the Services furnished by it under this Agreement. Neither City's review, acceptance, nor payments for any of the Services required under this Agreement shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement and Contractor shall be and remain liable to City in accordance with applicable law for all damages to City caused by Contractor negligent performance of any of the Services furnished under this Agreement.

Any acceptance by City of plans, specifications, construction contract documents, reports, diagrams, maps and other material prepared by Contractor shall not in any respect absolve Contractor form the responsibility Contractor has in accordance with customary standards of good professional practice in compliance with applicable federal, state, county, and/or municipal laws, ordinances, regulations, rules and orders.

11. COMPENSATION AND PAYMENT.

In consideration for Contractor's complete performance of Services, City shall pay Contractor for all materials provided and services rendered by Contractor at the rate per hour for labor and cost per unit for materials as outlined in Exhibit B, entitled "SCHEDULE OF FEES."

Contractor will bill City on a monthly basis for Services provided by Contractor during the preceding month, subject to verification by City. City will pay Contractor within thirty (30) days of City's receipt of invoice.

12. TERMINATION OF AGREEMENT.

Either Party may terminate this Agreement without cause by giving the other Party written notice ("Notice of Termination") which clearly expresses that Party's intent to terminate the Agreement. Notice of Termination shall become effective no less than thirty (30) calendar days after a Party receives such notice. After either Party terminates the Agreement, Contractor shall discontinue further services as of the effective date of termination, and City shall pay Contractor for all Services satisfactorily performed up to such date.

13. NO ASSIGNMENT OR SUBCONTRACTING OF AGREEMENT.

City and Contractor bind themselves, their successors and assigns to all covenants of this Agreement. This Agreement shall not be assigned or transferred without the prior written approval of City. Contractor shall not hire subcontractors without express written permission from City.

14. NO THIRD PARTY BENEFICIARY.

This Agreement shall not be construed to be an agreement for the benefit of any third party or parties and no third party or parties shall have any claim or right of action under this Agreement for any cause whatsoever.

15. INDEPENDENT CONTRACTOR.

Contractor and all person(s) employed by or contracted with Contractor to furnish labor and/or materials under this Agreement are independent contractors and do not act as agent(s) or employee(s) of City. Contractor has full rights, however, to manage its employees in their performance of Services under this Agreement. Contractor is not authorized to bind City to any contracts or other obligations.

16. NO PLEDGING OF CITY'S CREDIT.

Under no circumstances shall Contractor have the authority or power to pledge the credit of City or incur any obligation in the name of City. Contractor shall save and hold harmless the City, its City Council, its officers, employees, boards and commissions for expenses arising out of any unauthorized pledges of City's credit by Contractor under this Agreement.

17. CONFIDENTIALITY OF MATERIAL.

All ideas, memoranda, specifications, plans, manufacturing procedures, data, drawings, descriptions, documents, discussions or other information developed or received by or for Contractor and all other written information submitted to Contractor in connection with the performance of this Agreement shall be held confidential by Contractor and shall not, without the prior written consent of City, be used for any purposes other than the performance of the Services nor be disclosed to an entity not connected with performance of the Services, except as required by law. Nothing furnished to Contractor which is otherwise known to Contractor or becomes generally known to the related industry shall be deemed confidential.

18. USE OF CITY NAME OR EMBLEM.

Contractor shall not use City's name, insignia, or emblem, or distribute any information related to services under this Agreement in any magazine, trade paper, newspaper or other medium without express written consent of City.

19. OWNERSHIP OF MATERIAL.

All material, including information developed on computer(s), which shall include, but not be limited to, data, sketches, tracings, drawings, plans, diagrams, quantities, estimates, specifications, proposals, tests, maps, calculations, photographs, reports and other material developed, collected, prepared or caused to be prepared under this Agreement shall be the property of City but Contractor may retain and use copies thereof. City shall not be limited in any way or at any time in its use of said material. However, Contractor shall not be responsible for damages resulting from the use of said material for work other than Project, including, but not limited to, the release of this material to third parties.

20. RIGHT OF CITY TO INSPECT RECORDS OF CONTRACTOR.

City, through its authorized employees, representatives or agents shall have the right during the term of this Agreement and for three (3) years from the date of final payment for goods or services provided under this Agreement, to audit the books and records of Contractor for the purpose of verifying any and all charges made by Contractor in connection with Contractor compensation under this Agreement, including termination of Contractor. Contractor agrees to maintain sufficient books and records in accordance with generally accepted accounting principles to establish the correctness of all charges submitted to City. Any expenses not so recorded shall be disallowed by City.

Contractor shall submit to City any and all reports concerning its performance under this Agreement that may be requested by City in writing. Contractor agrees to assist City in meeting City's reporting requirements to the State and other agencies with respect to Contractor's Services hereunder.

21. CORRECTION OF SERVICES.

Contractor agrees to correct any incomplete, inaccurate or defective Services at no further costs to City, when such defects are due to the negligent errors or omissions of Contractor.

22. FAIR EMPLOYMENT.

Contractor shall not discriminate against any employee or applicant for employment because of race, color, creed, national origin, gender, sexual orientation, age, disability, religion, ethnic background, or marital status, in violation of state or federal law.

23. HOLD HARMLESS/INDEMNIFICATION.

To the extent permitted by law and other than in the practice of professional services such that the Contractor's Commercial General Liability Policy shall accept a tender of any claim, Contractor agrees to protect, defend, hold harmless and indemnify City, its City Council, commissions, officers, employees, volunteers and agents from and against any claim, injury, liability, loss, cost, and/or expense or damage, including all costs and reasonable attorney's fees in providing a defense to any claim arising therefrom, for which City shall become liable arising from Contractor's negligent, reckless or wrongful acts, errors, or omissions with respect to or in any way connected with the Services performed by Contractor pursuant to this Agreement.

Additionally, and in the practice of professional services such that the Contractor's Professional Liability Policy shall accept a tender of any claim, Contractor agrees to hold harmless and indemnify City, its City Council, commissions, officers, and employees from and against injury, liability, loss, cost, and/or expense or damage, including all costs and reasonable attorney's fees involved in the City providing a defense to any claim arising therefrom, for which City shall become liable arising from Contractor's negligent, reckless or wrongful acts, errors, or omissions with respect to or in any way connected with the professional Services performed by Contractor pursuant to this Agreement.

24. INSURANCE REQUIREMENTS.

During the term of this Agreement, and for any time period set forth in Exhibit C, Contractor shall provide and maintain in full force and effect, at no cost to City insurance policies with respect to employees and vehicles assigned to the Performance of Services under this Agreement with coverage amounts, required endorsements, certificates of insurance, and coverage verifications as defined in Exhibit C.

25. AMENDMENTS.

This Agreement may be amended only with the written consent of both Parties.

26. INTEGRATED DOCUMENT.

This Agreement represents the entire agreement between City and Contractor. No other understanding, agreements, conversations, or otherwise, with any representative of City prior to execution of this Agreement shall affect or modify any of the terms or obligations of this Agreement. Any verbal agreement shall be considered unofficial information and is not binding upon City.

27. SEVERABILITY CLAUSE.

In case any one or more of the provisions in this Agreement shall, for any reason, be held invalid, illegal or unenforceable in any respect, it shall not affect the validity of the other provisions, which shall remain in full force and effect.

28. WAIVER.

Contractor agrees that waiver by City of any one or more of the conditions of performance under this Agreement shall not be construed as waiver(s) of any other condition of performance under this Agreement.

29. NOTICES.

All notices to the Parties shall, unless otherwise requested in writing, be sent to City addressed as follows:

City of Santa Clara
Attention: Planning Division
1500 Warburton Avenue
Santa Clara, California 95050
or by facsimile at (408) 247-9857

And to Contractor addressed as follows:

Name: Perkins + Will
Address: 2 Bryant Street, Suite 300
San Francisco, CA 94105
or by facsimile at (415) 856-3001

If notice is sent via facsimile, a signed, hard copy of the material shall also be mailed. The workday the facsimile was sent shall control the date notice was deemed given if there is a facsimile machine generated document on the date of transmission. A facsimile transmitted after 1:00 p.m. on a Friday shall be deemed to have been transmitted on the following Monday.

30. CAPTIONS.

The captions of the various sections, paragraphs and subparagraphs of this Agreement are for convenience only and shall not be considered or referred to in resolving questions of interpretation.

31. LAW GOVERNING CONTRACT AND VENUE.

This Agreement shall be governed and construed in accordance with the statutes and laws of the State of California. The venue of any suit filed by either Party shall be vested in the state courts of the County of Santa Clara, or if appropriate, in the United States District Court, Northern District of California, San Jose, California.

32. DISPUTE RESOLUTION.

A. Unless otherwise mutually agreed to by the Parties, any controversies between Contractor and City regarding the construction or application of this Agreement, and claims arising out of this Agreement or its breach, shall be submitted to mediation within thirty (30) days of the written request of one Party after the service of that request on the other Party.

B. The Parties may agree on one mediator. If they cannot agree on one mediator, the Party demanding mediation shall request the Superior Court of Santa Clara County to appoint a mediator. The mediation meeting shall not exceed one day (eight (8) hours). The Parties may agree to extend the time allowed for mediation under this Agreement.

C. The costs of mediation shall be borne by the Parties equally.

D. For any contract dispute, mediation under this section is a condition precedent to filing an action in any court. In the event of mediation which arises out of any dispute related to this Agreement, the Parties shall each pay their respective attorney's fees, expert witness costs and cost of suit through mediation only. In the event of litigation, the prevailing Party shall recover its reasonable costs of suit, expert's fees, and attorney's fees. If mediation does not resolve the dispute, the Parties agree that the matter shall be litigated in a court of law, and not subject to the arbitration provisions of the Public Contracts Code.

33. COMPLIANCE WITH ETHICAL STANDARDS.

Contractor shall:

A. Read Exhibit D, entitled "ETHICAL STANDARDS FOR CONTRACTORS SEEKING TO ENTER INTO AN AGREEMENT WITH THE CITY OF SANTA CLARA, CALIFORNIA"; and,

B. Execute Exhibit E, entitled "AFFIDAVIT OF COMPLIANCE WITH ETHICAL STANDARDS."

34. AFFORDABLE CARE ACT OBLIGATIONS

To the extent Contractor is obligated to provide health insurance coverage to its employees pursuant to the Affordable Care Act ("Act") and/or any other similar federal or state law, Contractor warrants that it is meeting its obligations under the Act and will

fully indemnify and hold harmless City for any penalties, fines, adverse rulings, or tax payments associated with Contractor's responsibilities under the Act.

35. **CONFLICT IN TERMS.**

In the event of a conflict between the terms of the main body of this Agreement and the terms of any of the Exhibits, the main body of this Agreement shall control.

36. CONFLICT OF INTERESTS.

This Agreement does not prevent either Party from entering into similar agreements with other parties. To prevent a conflict of interest, Contractor certifies that to the best of its knowledge, no City officer, employee or authorized representative has any financial interest in the business of Contractor and that no person associated with Contractor has any interest, direct or indirect, which could conflict with the faithful performance of this Agreement. Contractor is familiar with the provisions of California Government Code Section 87100 and following, and certifies that it does not know of any facts which would violate these code provisions. Contractor will advise City if a conflict arises.

37. PROGRESS SCHEDULE.

The Progress Schedule will be as set forth in the attached Exhibit F, entitled "MILESTONE SCHEDULE" if applicable.

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but both of which shall constitute one and the same instrument; and, the Parties agree that signatures on this Agreement, including those transmitted by facsimile, shall be sufficient to bind the Parties.

The Parties acknowledge and accept the terms and conditions of this Agreement as evidenced by the following signatures of their duly authorized representatives. The Effective Date is the date that the final signatory executes the Agreement. It is the intent of the Parties that this Agreement shall become operative on the Effective Date.

CITY OF SANTA CLARA, CALIFORNIA
a chartered California municipal corporation

APPROVED AS TO FORM:

RICHARD E. NOSKY, JR.
City Attorney

Dated: 4.29.16

RAJEEV BATRA
Acting City Manager
1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax: (408) 241-6771

ATTEST:

ROD DIRIDON, JR.
City Clerk

"CITY"

PERKINS + WILL, INC.
a Delaware corporation

Dated: MARCH 28, 2016

By: Geeti Silwal
(Signature of Person executing the Agreement on behalf of Contractor)

Name: Geeti Silwal

Title: Principal-in-Charge

Local Address: 2 Bryant Street, Suite 300
San Francisco, CA 94105

Email Address: geeti.silwal@perkinswill.com

Telephone: (415) 856-3000

Fax: (415) 856-3001

"CONTRACTOR"

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AGREEMENT FOR THE PERFORMANCE OF SERVICES
BY AND BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA,
AND
PERKINS + WILL INC.

EXHIBIT A

SCOPE OF SERVICES

Perkins + Will has reviewed the Project Description and Task structure in the RFP and confirms its ability to accommodate this Scope of Work within the project budget, subject to enhancements listed after the tasks below, which are believed necessary to provide the City with the deliverables needed for approval, adoption and implementation of the Plan.

Perkins and Will Assumptions

1. Normal reimbursable expenses associated with travel, meals, accommodations, in-house printing and postage are included within the overall total budget for each task. Any special reimbursable expenses that may arise will be estimated for City review and approval before costs are incurred.
2. Deliverables are limited to those described in the scope of services. All deliverables (other than those defined in the scope of services as associated with the EIR process) are assumed to be electronic versions of the documents described. The City of Santa Clara will be responsible for printing and distribution of any hard copies other than those required for the NOP and all editions of the EIR. Presentation material for community outreach, stakeholders and hearings with elected officials will be in electronic format.
3. Coordination with other agencies is the responsibility of City staff.
4. The City will provide one set of coordinated comments for each review period indicated on the project schedule.

TASKS:

TASK 1: COMMUNITY INVOLVEMENT PLAN
The consultant shall develop a collaborative involvement plan for the project. The City will partner with local and regional community based organizations as well as engage in directed education and outreach efforts involving the diverse population of Santa Clara. Regular meetings will be scheduled with community stakeholders to ensure that their input and feedback is included at specific points of plan development. Specific deliverables include:

Deliverable 1a: **A community involvement plan (details of who will be engaged and when, along with the strategies that will be used to engage them).**
Deliverable 1b: **Materials for distribution at community and TAC meetings (draft and final versions of maps, handouts etc. as they are prepared).**

Deliverable 1c: **Tentative timeline for TAC and broader community outreach meetings that are coordinated with project milestones.**

Deliverable 1d: **Meeting minutes, public comment summaries, survey or focus group summaries (as appropriate).**

TASK 2: PARKING AND TRAFFIC CIRCULATION ANALYSIS

The consultant shall prepare a parking demand analysis for the project area related to transit service and intensification of land uses in the area. The analysis, summarized in a technical memorandum, shall examine:

- Internal neighborhood circulation and connection to the City's roadway network
- Need for roadway and access improvements to serve neighborhood and surrounding areas
- Residential, commercial and mixed use parking demand and management strategies
- Potential for controlled, shared and/or fee parking in the station area

The consultant shall prepare a detailed analysis for each land use alternative to address trip generation and circulation issues in the project area. Motor vehicle, transit, bicycle and pedestrian circulation patterns shall be considered, focusing on connectivity for these modes to the Tasman Light Rail station and beyond, including access for the disabled and elderly. Coordination of bus transit service with rail transportation and non-motorized connections to transit shall also be considered. Safety and operational issues shall be analyzed for the alternatives. Level of Service (or current equivalent model) analysis shall be conducted for motor vehicles, transit, bicycles and pedestrians for each alternative along with identification of required mitigation measures. Ridership projections shall be developed by travel period and commute direction

The consultant shall present the findings from the Parking Demand and Traffic Analysis at the public outreach meetings and seek feedback on alternatives. Utilizing interactive planning techniques, the consultant shall lead meeting attendees in an exercise to identify community priorities and preferences. This may result in a clear preference for one of the alternatives or varied concepts that combine components of alternatives. The consultant should illustrate how public interest is reflected in the alternatives.

Deliverable 2a: **Parking demand and traffic circulation analysis**
Deliverable 2b: **Transportation/access improvements needs**
Deliverable 2c: **Meeting(s) summary**

TASK 3: ALTERNATIVES DEVELOPMENT, SELECTION OF A PREFERRED ALTERNATIVE, AND DEVELOPMENT OF URBAN DESIGN, STREETSCAPE AND OPEN SPACE STANDARDS

Task 3.1: ALTERNATIVES DEVELOPMENT

The consultant shall facilitate a TAC Meeting and a Stakeholders' Meeting to collect feedback on the Tasman East Focus Area, including the range of issues, project recommendations, and potential drivers and project indicators for the development of a plan for the subject area. These considerations shall lead to the development of a project vision statement, project indicators, and preliminary bubble diagram concepts that start to establish the range of project alternatives. This discussion and exercise shall serve as a starting point for the development of draft plan alternatives.

The consultant shall develop up to three draft alternatives for the Focus Area, illustrating conceptual alternatives for land use, density, corridor connectivity, public spaces, community facilities, site development and reuse, urban design concepts, and other elements identified by the TAC and stakeholders, expressed as a series of site plan diagrams, text and tables for the Plan Area Focus. These alternatives shall be based on the work of earlier tasks and input received throughout the planning process. The draft alternatives shall be accompanied by appropriate maps, tables, and graphics.

The consultant shall present the conceptual alternatives at a subsequent TAC Meeting Stakeholders' Meeting and work closely with both groups to refine the plan alternatives to best meet project goals and the issues and concerns expressed by the public.

Deliverable 3.1: Up to three draft alternatives and accompanying descriptions, diagrams, development tables, pros and cons comparison, and summary of the effectiveness of each alternative in meeting project goals and indicators or addressing significant issues project issues.

Task 3.2: PREFERRED ALTERNATIVE

The consultant, in consultation with the City of Santa Clara and the community, shall develop a preferred land use and circulation alternative to serve as the basis for the Draft TEFA Plan.

To complement the land use and circulation preferred alternative, the consultant shall develop design and streetscape standards based on input from community outreach meetings. The urban design standards shall address transit oriented design, including general design concepts for public spaces, street design by type and function of street, building form and orientation, street furniture, street lighting, street trees and landscaping, decorative sidewalks, utility vaults/cabinets, special design treatments for bicycle and pedestrian connections to or at the rail station and bus stops, and to other areas outside the neighborhood. Accessible design for elderly and disabled persons and accessible paths of travel from the station through the Specific Plan area shall be addressed.

The consultant shall assess open space needs resulting from future development in the area and identify general locations for public and private open space. An open space framework plan shall be prepared to meet this objective. The proposal shall also offer at least one means to address the cost sharing of open space acquisition and development among area developers.

The consultant shall present the preferred land use and circulation alternative and the draft urban design, streetscape and open space standards at community outreach meetings. The public will be asked to respond to the preferred plan and design standards. Input received shall be used to refine the alternative and develop the Draft TEFA Plan.

Deliverable 3.2a: Large format graphic illustrating preferred alternative, draft Urban Design and Streetscape Standards and report
Deliverable 3.2b: Open Space Framework Plan (public parks and private open space)
Deliverable 3.3c: TAC and Stakeholders' meeting summaries

TASK 4: INFRASTRUCTURE DEVELOPMENT, BUDGET AND FINANCING STRATEGY

The consultant shall prepare an Infrastructure Development and Financing Strategy to determine, at an engineering level, the infrastructure necessary to support the land uses and improvements identified in the preferred land use and circulation alternative and the design

standards. Analysis supporting the strategy should describe the infrastructure conditions and improvements needed to support the anticipated development in terms of water, wastewater, storm drainage, sanitary sewer, roadways, electricity and gas, cable, telephone service, parks, schools, libraries, telecommunications and other civic needs. The analysis shall provide information to the EIR and include any improvements identified in the program EIR identified as mitigation. The analysis shall also include a preliminary stormwater management plan for the program area.

The analysis shall include preliminary cost estimates, phasing recommendations for improvements categorized by system, geography, or phased capacity improvements and recommended funding strategies.

Deliverable 4a: Infrastructure Development and Budget Report
Deliverable 4b: Financing Report
Deliverable 4c: TAC meeting summary
Deliverable 4d: Community meeting summaries

TASK 5: IMPLEMENTATION PLAN

The consultant shall identify specific action items to implement each element of the TEFA Plan, including zoning code and General Plan updates, with timelines for completion of each. The timeline is attached to this Agreement and is titled Schedule. Code updates shall be completed immediately after plan adoption.

Deliverable 5: Implementation Plan for each element of TEFA Plan (with timeline)

TASK 6: PREPARATION OF THE FOCUS AREA PLAN

The consultant shall prepare the Draft Tasman East Focus Area Plan. The **Plan** shall serve as the city's long range, comprehensive land use, circulation, and implementation plan for guiding development within the plan boundary. The Plan shall contain the following components:

- **Planning Process**: Description of the process to develop the plan and the role the public played in creating the plan.
- **Land Use/Housing**: Description of land use designations, including a total number of units, range of densities, square footage of non-residential uses, mixed use, and employment generating land uses. Population and job projections shall be included.
- **Transportation and Parking**: Description of circulation for motor vehicles, transit, bicycles, and pedestrians. New streets, paths and connections to existing roadways shall be included. Parking management strategies and TOD parking ratios shall be identified, based on the prior Parking Demand Analysis.
- **Station Access and Connectivity Plan**: Shall address access to the station by walking, bicycling, driving, and transit as well as circulation for these modes throughout the area, including across Tasman Drive and the train tracks, with connectivity to the light rail station as the goal. Accessible design for disabled and elderly persons shall be a component of this section, including accessible paths of travel to the station from transit-oriented development within one half mile.
- **Design and Streetscape Standards**: Shall include policies and standards to promote pedestrian friendly design to increase pedestrian comfort and safety in walking throughout the neighborhood, with special emphasis on walking to the station.

- **Public Realm Improvements**: Standards to enhance overall livability of the area shall also be included. These include parking structures, transit stop improvements, security, lighting, signage, etc.
- **Public Services**: Shall include information about services and infrastructure needed to implement the plan. Shall include specific policies regarding utilities, public safety, parks, schools, libraries, and cultural facilities.
- **Open Space Plan**: Shall address the provision for adequate public and private open space as an integral part of the conceptual land-use alternatives
- **Implementation Plan**: Shall identify actions and strategies for plan implementation, along with completion date estimates or triggers for phasing. The Plan shall also include infrastructure improvements needed for plan implementation, including parkland and roadways, and specific financing strategies to enable these improvements. The implementation plan shall also include an evaluation of projected costs and revenues associated with the development of the Tasman East Focus Area, and its potential effects on the City's budget.

The consultant shall conduct Community Meetings following preparation and release of the Draft TEFA Plan to receive public comment and input.

Deliverable 6a: Draft Tasman East Area Plan
Deliverable 6b: Community Outreach Meeting Summary

TASK 7: PREPARATION OF PROGRAM/PROJECT EIR

The consultant shall prepare a Project-level Environmental Impact Report (EIR) which shall thoroughly and adequately assess the impacts of the draft plan and comply with the provisions of the CEQA and the applicable regulations thereunder. The successful consultant shall also prepare responses to comments received during the public review period, a mitigation monitoring and reporting program, and statement of overriding considerations, as necessary. The EIR shall address the following areas:

- **Land Use Consistency and Compatibility**: The EIR shall describe existing land use and development patterns and evaluate the proposed project's consistency with adopted city plans and policies.
- **Population, Housing and Employment**: The EIR shall analyze projected population, housing and employment impacts of the draft Area Plan.
- **Transportation and Circulation**: A traffic study shall be completed to determine the project's impacts to the existing and proposed roadway system, existing and proposed bikeway network, transit systems (bus and commuter rail) and pedestrians. Corridor levels of service shall be determined for regional/arterial streets.
- **Air Quality**: The EIR shall address the project's impact on air pollutants and their precursors as well as localized carbon monoxide impacts utilizing the appropriate air quality modeling tools. The analysis shall address both operational (long term) and construction level (short term) impacts on local and regional air quality as well an analysis of impacts on sensitive receptors.
- **Noise**: The EIR shall address the potential impacts on ambient noise levels from any construction related noise as well as potential impacts on ambient noise from (and to) the proposed project (buildout of proposed land uses).
- **Biological Resources**: The EIR shall analyze the project's short term (construction) impacts as well as long term impacts on biological resources, including special status species.

- **Water/Wastewater**: The EIR shall analyze and address the project's construction and operational impacts to the water and wastewater systems, water supply and wastewater capacity to serve buildout of the General Plan. A Water Supply Assessment shall be completed for the project and shall be available to the EIR consultant.
- **Hydrology/Flooding**: The EIR shall analyze the stormwater system, potential flooding impacts and water quality.
- **Public Services**: The EIR shall evaluate the potential impacts to public services such as schools, parks, solid waste disposal, police, fire, and utilities.
- **Cultural and Historic Resources**: The EIR shall evaluate potential impacts to cultural and historic resources.
- **Visual Quality**: Scenic, natural, cultural and historic assets will be evaluated and potential impacts of the project identified.
- **Geology and Seismicity**: The EIR shall examine geologic and seismic conditions, addressing ground shaking and liquefaction potential from earthquakes.
- **Hazardous Materials/Toxics**: The EIR shall evaluate sites in the plan area which are potentially contaminated.
- **Energy/Climate Change**: Changes in energy consumption anticipated through implementation of the draft Plan shall be analyzed. Greenhouse gas emissions anticipated with the project shall be included. The EIR shall analyze how development anticipated by the plan shall be affected by climate change and how implementation of the plan shall affect climate change. While analysis of this topic is evolving, this EIR shall include the most current thinking and practice regarding impacts of greenhouse gas emissions, including a discussion of the Plan's consistency with the adopted Climate Action Plan.
- **Alternatives Analysis and Assessment of Cumulative impacts:** The EIR shall include an alternatives analysis that includes, at a minimum, a No Project alternative, an Reduced Density Alternative, and a location alternative using a Phase III focus area for comparison. The EIR shall also include an analysis of cumulative impacts from other anticipated developments in combination with the implementation of the Tasman East Focus Area Plan.

Deliverable 7: **Draft Environmental Impact Report (including all necessary paper copies, 15 copies on CD for distribution to the State Clearinghouse by the consultant, and a PDF copy for posting on the City's website).**

TASK 8: EIR CERTIFICATION AND ADOPTION OF TASMAN EAST FOCUS AREA PLAN

The consultant shall present the Draft TEFA Plan and EIR at public hearings before the Planning Commission and City Council. The City and consultant shall make any final revisions to TEFA Plan and EIR based on changes adopted by either the Planning Commission or City Council. Staff anticipates four (4) public hearings and four (4) study sessions.

Deliverable 8a: **Final Environmental Impact Report with Mitigation, Monitoring and Reporting Program, including all necessary paper and PDF copies**

Deliverable 8b: **Adopted TEFA Plan, including General Plan, Zoning, and Design Guidelines amendments required to implement the plan**

ENHANCEMENTS:

MARKET ASSESSMENT

Future transformation in the Tasman East Focus Area will rely on a combination of public and private actions and activity. However, the public sector actions will be relatively small in scale since most of the transformative activity will be undertaken by private sector property owners and stakeholders. Therefore it is essential to understand the development/real estate investment process and housing market conditions in Santa Clara in order to clarify the types of housing densities, housing product types, and supportive services which will drive transformative development, to gauge barriers to redeveloping existing light industrial properties, and to determine strategies for overcoming those barriers.

To this end, Strategic Economics will prepare a market and development feasibility analysis focusing on local residential market conditions to assess demand and development feasibility for higher-density products, ranging from townhouses to five- to six-story mixed-use buildings with local retail and services. Strategic Economics will also specifically examine whether market conditions merit an increase in maximum allowable densities from 50 dwelling units per acre to 100 dwelling units per acre.

The market and development feasibility analysis will address such issues as: optimal location factors or characteristics for housing, general sources of demand, likely construction costs for different product types (as a range), rents or sales prices required to make buildings financially feasible, etc. In addition, Strategic Economics will assess whether the Study Area offers high, medium, or low opportunities for future development of higher-density product types, given market/trade area and local conditions. Finally, Strategic Economics will identify key barriers to redeveloping existing light industrial properties, and will recommend implementation strategies to overcome these barriers based on these market conditions.

TRANSPORTATION DEMAND MANAGEMENT

The Tasman East Focus area plan RFP anticipates an increase in the overall density to up to 100 dwelling units per acre; however, some of the major challenges with increased intensities of uses include overloading the current transportation network that is already operating at, or above capacity. In order to address these concerns, Nelson\Nygaard will work with City staff and Project Team members to focus on implementing feasible Transportation Demand Management (TDM) and parking management strategies to reduce the dependency on auto use and ownership, and to maximize the use of alternatives modes of transportation. Such actions will further support goals and objectives in the City's General Plan and these TDM and parking measures will aim to reduce vehicle miles traveled (VMT), reduce greenhouse gas emissions, and encourage future residents, employees, and visitors to walk, bike, carpool, or use public transit or shuttle systems.

SUSTAINABILITY

Perkins + Will's sustainability team will push the envelope in sustainable design and challenge the team to exceed green and energy efficient buildings and site design. An outline scope of work for developing a world-class sustainability strategy is described below.

Determine Performance Standards

- Work from initial Masterplan with potential uses and areas – start process to determine the electrical, heating, water and # of people oriented issues for the site;
- Establish the energy code baseline for the development time frame;
- Agree and establish code minimum

- Review further updates of energy code improvements projected to be implemented through the life of the development project

Projected Utility Demand

- Assess the projected heating, cooling, electrical and water use based on the following considerations:
- The current and evolution of energy codes giving a minimum baseline;
- Proposed improvements on code performance for consideration;
- Development of utility load profiles with agreed performance criteria;
- Identify the utility use, cost and GHG emissions related;
- Consider performance goals for potential district energy system.

Alternative energy review

- Review all sources that may be available locally and which could be well-suited to the site and compatible with a potential district energy system;
- Consider district cooling as beneficial to overall development model and central plant operational carbon efficiencies;
- Work with City staff to identify local partners who could develop smart grid concepts;
- Open discussion to global-leading technology companies within the area for potential pilot project collaboration and smart-tech integration;

Water systems

- Develop overall water efficiency footprint for the development to meet the agreed performance goals.
- Include strategies for treatment and reuse of stormwater;
- Develop concept for centralized non-potable water mains (purple pipe) systems – to reduce potable water consumption

Waste resources

- Investigate potential for mining energy resource from existing waste streams, at landfill, wastewater treatment, biomass, biogas, etc.
- Draw on experience with anaerobic digesters to determine potential for green energy supply as part of closing loop as alternative energy supply.
- Develop potential for composting on-site of organic material, and how this can be used as a means of remediating the site and encouraging agriculture.

AGREEMENT FOR THE PERFORMANCE OF SERVICES BY AND BETWEEN THE CITY OF SANTA CLARA, CALIFORNIA, AND PERKINS + WILL INC.

EXHIBIT B

FEE SCHEDULE

TASMAN EAST TEAM FEE PROPOSAL								
TASK	Perkins +Will	Perkins +Will	Fehr & Peers	Nelson \ Nygaard	BKF	Strategic Economics	David J. Powers & Associates	TOTAL PER TASK
	Urban Design + Landscape	Sustainability	Traffic	Transit + Parking	Infrastructure	Economics	Environmental	
1. Project Initiation + Site Tour	2,700		900	2,780	1,580	2,160	2,000	12,120
2. Existing Conditions + Market Analysis	20,000	4,000	2,000	1,920	4,650	14,100	4,110	50,780
3. Community Outreach	45,000	3,000	4,000	5,000		4,000		61,000
4. Parking / Traffic Circulation / Transit	2,000		25,100	45,740				72,840
5. Alternatives	125,000	17,000	7,545	2,980	1,420	4,820		158,765
6. Preferred Plan	60,000	5,000						65,000
7. Infrastructure	2,000				20,000			22,000
8. Implementation Strategy + Financing	10,000	4,000				10,960		24,960
9. Focus Area Plan	20,000	2,000	2,770	2,540	5,920	9,800		43,030
10. Environmental EIR	5,000		77,220		3,690		149,620	235,530
11. Adoption + Certification	2,000						11,400	13,400
TOTAL PER CONSULTANT	293,700	35,000	119,535	60,960	37,260	45,840	167,130	759,425

In no event shall the amount billed to City by Contractor for services under this Agreement exceed seven hundred fifty nine thousand four hundred twenty five dollars ($759,425), subject to budget appropriations.

AGREEMENT FOR THE PERFORMANCE OF SERVICES
BY AND BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA,
AND
PERKINS + WILL INC.

EXHIBIT C

INSURANCE REQUIREMENTS

INSURANCE COVERAGE REQUIREMENTS

Without limiting the Contractor's indemnification of the City, and prior to commencing any of the Services required under this Agreement, the Contractor shall provide and maintain in full force and effect, at its sole cost and expense, the following insurance policies with at least the indicated coverages, provisions and endorsements:

A. COMMERCIAL GENERAL LIABILITY INSURANCE

1. Commercial General Liability Insurance policy which provides coverage at least as broad as Insurance Services Office form CG 00 01. Policy limits are subject to review, but shall in no event be less than, the following:

   $1,000,000 Each Occurrence
   $2,000,000 General Aggregate
   $2,000,000 Products/Completed Operations Aggregate
   $1,000,000 Personal Injury

2. Exact structure and layering of the coverage shall be left to the discretion of Contractor; however, any excess or umbrella policies used to meet the required limits shall be at least as broad as the underlying coverage and shall otherwise follow form.

3. The following provisions shall apply to the Commercial Liability policy as well as any umbrella policy maintained by the Contractor to comply with the insurance requirements of this Agreement:

   a. Coverage shall be on a "pay on behalf" basis with defense costs payable in addition to policy limits;

   b. There shall be no cross liability exclusion which precludes coverage for claims or suits by one insured against another; and

   c. Coverage shall apply separately to each insured against whom a claim is made or a suit is brought, except with respect to the limits of liability.

B. BUSINESS AUTOMOBILE LIABILITY INSURANCE

Business automobile liability insurance policy which provides coverage at least as broad as ISO form CA 00 01 with policy limits a minimum limit of not less than one million dollars ($1,000,000) each accident using, or providing coverage at least as broad as, Insurance Services Office form CA 00 01. Liability coverage shall apply to all owned, non-owned and hired autos.

In the event that the Work being performed under this Agreement involves transporting of hazardous or regulated substances, hazardous or regulated wastes and/or hazardous or regulated materials, Contractor and/or its subcontractors involved in such activities shall provide coverage with a limit of two million dollars ($2,000,000) per accident covering transportation of such materials by the addition to the Business Auto Coverage Policy of Environmental Impairment Endorsement MCS90 or Insurance Services Office endorsement form CA 99 48, which amends the pollution exclusion in the standard Business Automobile Policy to cover pollutants that are in or upon, being transported or towed by, being loaded onto, or being unloaded from a covered auto.

C. WORKERS' COMPENSATION

1. Workers' Compensation Insurance Policy as required by statute and employer's liability with limits of at least one million dollars ($1,000,000) policy limit Bodily Injury by disease, one million dollars ($1,000,000) each accident/Bodily Injury and one million dollars ($1,000,000) each employee Bodily Injury by disease.

2. The indemnification and hold harmless obligations of Contractor included in this Agreement shall not be limited in any way by any limitation on the amount or type of damage, compensation or benefit payable by or for Contractor or any subcontractor under any Workers' Compensation Act(s), Disability Benefits Act(s) or other employee benefits act(s).

3. This policy must include a Waiver of Subrogation in favor of the City of Santa Clara, its City Council, commissions, officers, employees, and volunteers.

D. COMPLIANCE WITH REQUIREMENTS

All of the following clauses and/or endorsements, or similar provisions, must be part of each commercial general liability policy, and each umbrella or excess policy.

1. Additional Insureds. City of Santa Clara, its City Council, commissions, officers, employees, and volunteers are hereby added as additional insureds in respect to liability arising out of Contractor's work for City, using Insurance Services Office (ISO) Endorsements CG 20 10 and CG 20 37, or its equivalent.

2. Primary and non-contributing. The General Liability, Auto Liability and Umbrella/Excess Liability insurance policies provided by Contractor shall contain language or be endorsed to contain wording making it primary insurance as respects to, and the General Liability and Umbrella/Excess Liability shall not

require contribution from, any other insurance which the Indemnities may possess, including any self-insurance or self-insured retention they may have. Any other General Liability and Umbrella/Excess Liability insurance Indemnities may possess shall be considered excess insurance only and shall not be called upon to contribute with Contractor's insurance.

3. Cancellation.

Each insurance policy shall contain language or be endorsed to reflect that no cancellation or modification of the coverage provided for any cause save and except non-payment of premiums shall be effective until written notice has been given to City at least thirty (30) days prior to the effective date of cancellation.

4. Other Endorsements. Other endorsements may be required for policies other than the commercial general liability policy if specified in the description of required insurance set forth in Sections A through D of this Exhibit C, above.

E. ADDITIONAL INSURANCE RELATED PROVISIONS

Contractor and City agree as follows:

1. Contractor agrees to ensure that subcontractors, and any other party involved with the Services who is brought onto or involved in the performance of the Services by Contractor, provide the same minimum insurance coverage required of Contractor, except as with respect to limits. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this Agreement. Contractor agrees that upon request by City, all agreements with, and insurance compliance documents provided by, such subcontractors and others engaged in the project will be submitted to City for review.

2. Contractor agrees to be responsible for ensuring that no contract used by any party involved in any way with the project reserves the right to charge City or Contractor for the cost of additional insurance coverage required by this Agreement. Any such provisions are to be deleted with reference to City. It is not the intent of City to reimburse any third party for the cost of complying with these requirements. There shall be no recourse against City for payme other amounts with respect thereto.

3. The City reserves the right to withhold payments from the Contractor in the event of material noncompliance with the insurance requirements set forth in this Agreement.

F. EVIDENCE OF COVERAGE

Prior to commencement of any Services under this Agreement, Contractor, and each and every subcontractor (of every tier) shall, at its sole cost and expense, provide and

maintain not less than the minimum insurance coverage with the endorsements and deductibles indicated in this Agreement. Such insurance coverage shall be maintained with insurers, and under forms of policies, reasonably satisfactory to City and as described in this Agreement. Contractor shall file with the City all certificates and endorsements for the required insurance policies for City's approval as to adequacy of the insurance protection.

G. EVIDENCE OF COMPLIANCE

Contractor or its insurance broker shall provide the required proof of insurance compliance, consisting of Insurance Services Office (ISO) endorsement forms or their equivalent and the ACORD form 25-S certificate of insurance (or its equivalent), evidencing all required coverage shall be delivered to City, or its representative as set forth below, at or prior to execution of this Agreement. Unless otherwise required by the terms of this Agreement, all certificates, endorsements, and other items required to be delivered to City pursuant to this Agreement shall be mailed to:

EBIX Inc.
City of Santa Clara [Planning Division]
P.O. 12010-S2 or 151 North Lyon Avenue
Hemet, CA 92546-8010 Hemet, CA 92543

Telephone number: 951-766-2280
Fax number: 770-325-0409
Email address: ctsantaclara@ebix.com

H. QUALIFYING INSURERS

All of the insurance companies providing insurance for Contractor shall have, and provide written proof of, an A. M. Best rating of at least A minus 6 (A- VI) or shall be an insurance company of equal financial stability that is approved by the City or its insurance compliance representatives.

AGREEMENT FOR THE PERFORMANCE OF SERVICES
BY AND BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA,
AND
PERKINS + WILL INC.

EXHIBIT D

ETHICAL STANDARDS FOR CONTRACTORS SEEKING TO ENTER INTO AN AGREEMENT WITH THE CITY OF SANTA CLARA, CALIFORNIA

Termination of Agreement for Certain Acts.

A. The City may, at its sole discretion, terminate this Agreement in the event any one or more of the following occurs:

1. If a Contractor[1] does any of the following:

   a. Is convicted[2] of operating a business in violation of any Federal, State or local law or regulation;

   b. Is convicted of a crime punishable as a felony involving dishonesty[3];

   c. Is convicted of an offense involving dishonesty or is convicted of fraud or a criminal offense in connection with: (1) obtaining; (2) attempting to obtain; or, (3) performing a public contract or subcontract;

   d. Is convicted of any offense which indicates a lack of business integrity or business honesty which seriously and directly affects the present responsibility of a City contractor or subcontractor; and/or,

   e. Made (or makes) any false statement(s) or representation(s) with respect to this Agreement.

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[1] For purposes of this Agreement, the word "Consultant" (whether a person or a legal entity) also refers to "Contractor" and means any of the following: an owner or co-owner of a sole proprietorship; a person who controls or who has the power to control a business entity; a general partner of a partnership; a principal in a joint venture; or a primary corporate stockholder [i.e., a person who owns more than ten percent (10%) of the outstanding stock of a corporation] and who is active in the day to day operations of that corporation.

[2] For purposes of this Agreement, the words "convicted" or "conviction" mean a judgment or conviction of a criminal offense by any court of competent jurisdiction, whether entered upon a verdict or a plea, and includes a conviction entered upon a plea of nolo contendere within the past five (5) years.

[3] As used herein, "dishonesty" includes, but is not limited to, embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, failure to pay tax obligations, receiving stolen property, collusion or conspiracy.

2. If fraudulent, criminal or other seriously improper conduct of any officer, director, shareholder, partner, employee or other individual associated with the Contractor can be imputed to the Contractor when the conduct occurred in connection with the individual's performance of duties for or on behalf of the Contractor, with the Contractor's knowledge, approval or acquiescence, the Contractor's acceptance of the benefits derived from the conduct shall be evidence of such knowledge, approval or acquiescence.

B. The City may also terminate this Agreement in the event any one or more of the following occurs:

1. The City determines that Contractor no longer has the financial capability[4] or business experience[5] to perform the terms of, or operate under, this Agreement; or,

2. If City determines that the Contractor fails to submit information, or submits false information, which is required to perform or be awarded a contract with City, including, but not limited to, Contractor's failure to maintain a required State issued license, failure to obtain a City business license (if applicable) or failure to provide and maintain bonds and/or insurance policies required under this Agreement.

C. In the event a prospective Contractor (or bidder) is ruled ineligible (debarred) to participate in a contract award process or a contract is terminated pursuant to these provisions, Contractor may appeal the City's action to the City Council by filing a written request with the City Clerk within ten (10) days of the notice given by City to have the matter heard. The matter will be heard within thirty (30) days of the filing of the appeal request with the City Clerk. The Contractor will have the burden of proof on the appeal. The Contractor shall have the opportunity to present evidence, both oral and documentary, and argument.

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[4] Contractor becomes insolvent, transfers assets in fraud of creditors, makes an assignment for the benefit of creditors, files a petition under any section or chapter of the federal Bankruptcy Code (11 U.S.C.), as amended, or under any similar law or statute of the United States or any state thereof, is adjudged bankrupt or insolvent in proceedings under such laws, or a receiver or trustee is appointed for all or substantially all of the assets of Contractor.

[5] Loss of personnel deemed essential by the City for the successful performance of the obligations of the Contractor to the City.

AGREEMENT FOR THE PERFORMANCE OF SERVICES
BY AND BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA,
AND
PERKINS + WILL INC.

EXHIBIT E

AFFIDAVIT OF COMPLIANCE WITH ETHICAL STANDARDS

I hereby state that I have read and understand the language, entitled "Ethical Standards" set forth in Exhibit D. I have the authority to make these representations on my own behalf or on behalf of the legal entity identified herein. I have examined appropriate business records, and I have made appropriate inquiry of those individuals potentially included within the definition of "Contractor" contained in Ethical Standards at footnote 1.

Based on my review of the appropriate documents and my good-faith review of the necessary inquiry responses, I hereby state that neither the business entity nor any individual(s) belonging to said "Contractor" category [i.e., owner or co-owner of a sole proprietorship, general partner, person who controls or has power to control a business entity, etc.] has been convicted of any one or more of the crimes identified in the Ethical Standards within the past five (5) years.

The above assertions are true and correct and are made under penalty of perjury under the laws of the State of California.

PERKINS + WILL INC.

an Illinois corporation

By: Geeti Silwal
Signature of Authorized Person or Representative

Name: Geeti Silwal

Title: Principal-in-Charge

NOTARY'S ACKNOWLEDGMENT TO BE ATTACHED

Please execute the affidavit and attach a notary public's acknowledgment of execution of the affidavit by the signatory. If the affidavit is on behalf of a corporation, partnership, or other legal entity, the entity's complete legal name and the title of the person signing on behalf of the legal entity shall appear above. Written evidence of the authority of the person executing this affidavit on behalf of a corporation, partnership, joint venture, or any other legal entity, other than a sole proprietorship, shall be attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

On March 28, 2016 before me, Richard J. Nemeth, Notary Public
(insert name and title of the officer)

personally appeared Geeti Silwal,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

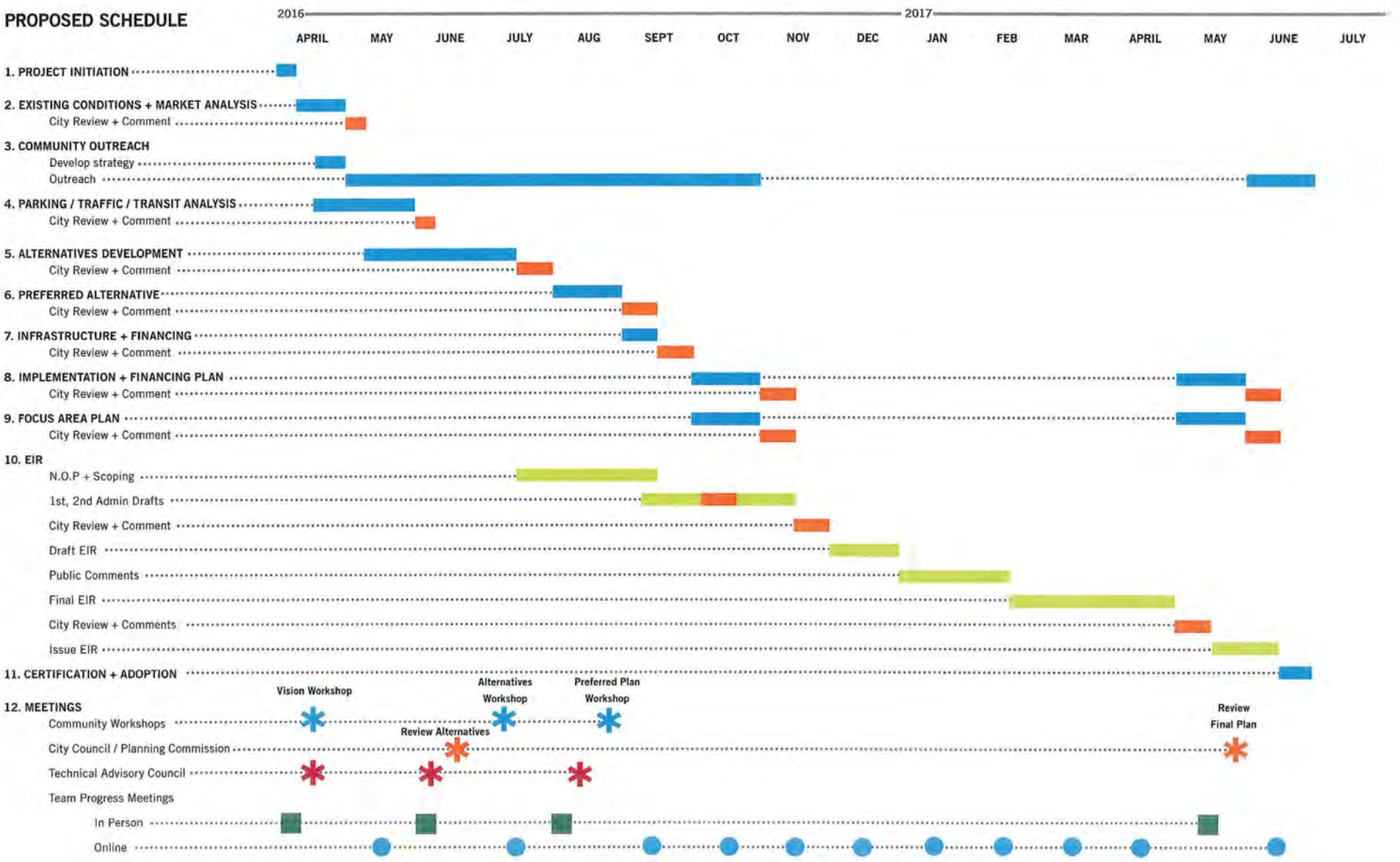
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PC01 RICHARD J. NEMETH COMM. #2055230 NOTARY PUBLIC-CALIFORNIA SAN FRANCISCO COUNTY My Comm. Expires Feb. 12, 2018 PC01

Signature _____ **(Seal)**

PROPOSED SCHEDULE



AMENDMENT NO. 1
TO THE AGREEMENT BETWEEN
THE CITY OF SANTA CLARA, CALIFORNIA
AND
PERKINS + WILL, INC.

PREAMBLE

This agreement ("Amendment No. 1") is by and between Perkins + Will, Inc., a Delaware corporation, with its principal place of business located at 2 Bryant Street, Suite 300, San Francisco, CA 94105 ("Contractor" or "Consultant"), and the City of Santa Clara, California, a chartered California municipal corporation with its primary business address at 1500 Warburton Avenue, Santa Clara, California 95050 ("City"). City and Contractor may be referred to individually as a "Party" or collectively as the "Parties" to this Amendment No. 1.

RECITALS

A. The Parties previously entered into an agreement entitled "Agreement for Professional Services by and between the City of Santa Clara, California, and Perkins + Will, Inc.," dated April 28, 2016 (the "Original Agreement"); and

B. The Parties entered into the Original Agreement for the purpose of having Contractor provide professional services for the creation of a Tasman East Specific Plan and supporting Environmental Impact Report, and the Parties now wish to amend the Original Agreement to expand upon the original Scope of Services.

The Parties agree as follows:

AGREEMENT PROVISIONS

1. AMENDMENT PROVISIONS

That Exhibit A, "Scope of Services," is appended to include additional services from Perkins + Will, Inc., Fehr & Peers, and BKF as described in the attached document entitled "Tasman East Focus Area Plan Additional Services" dated September 12, 2017 and "Additional Services for the Tasman East Specific Plan in Santa Clara" dated June 30, 2017.

2. AMENDMENT PROVISIONS

That Exhibit B, "Fee Schedule," is appended to include additional cost details from Perkins + Will, Inc., Fehr & Peers, and BKF as described in the attached "Additional Services Fee Schedule." The original Fee Schedule is hereby amended by increasing the total payment by one hundred ninety-four thousand eight hundred seventy dollars ($194,870), for a new total not to exceed amount of nine hundred fifty-four thousand two hundred ninety five dollars ($954,295).

3. AMENDMENT PROVISIONS

That paragraph five (5) of the Original Agreement, entitled "Term of Agreement," is hereby amended to reflect a revised termination date of September 30, 2018.

4. TERMS

All other terms of the Original Agreement which are not in conflict with the provisions of this Amendment No. 1 shall remain unchanged in full force and effect. In case of a conflict in the terms of the Original Agreement and this Amendment No. 1, the provisions of this Amendment No. 1 shall control.

5. COUNTERPART/FACSIMILE SIGNATURE

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but both of which shall constitute one and the same instrument; and, the Parties agree that signatures on this Agreement, including those transmitted by facsimile, shall be sufficient to bind the Parties.

The Parties acknowledge and accept the terms and conditions of this Amendment No. 1 as evidenced by the following signatures of their duly authorized representatives. The Effective Date is the date that the final signatory executes the Agreement. It is the intent of the Parties that this Amendment No. 1 shall become operative on the Effective Date.

SIGNATURES FOLLOW ON PAGE 3

CITY OF SANTA CLARA, CALIFORNIA
a chartered California municipal corporation

APPROVED AS TO FORM:

BRIAN DOYLE
Interim City Attorney

Dated: 10/27/17

DEANNA J. SANTANA
City Manager
1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax: (408) 241-6771

ATTEST:

ROD DIRIDON, JR.
City Clerk

"CITY"

PERKINS + WILL, INC.
a Delaware corporation

Dated: OCTOBER 12, 2017

By: Geeti Silwal
(Signature of Person executing the Agreement on behalf of Contractor)

Name: Geeti Silwal

Title: Principal-in-Charge

Local Address: 2 Bryant Street, Suite 300
San Francisco, CA 94105

Email Address: Geeti.silwal@perkinswill.com

Telephone: (415) 856-3000

Fax: (415) 856-3001

"CONTRACTOR"

I:\PLANNING\Admin\Contracts\Perkins + Will\Amendment No 1\Amendment No. 1 - Form.doc

AGREEMENT FOR PROFESSIONAL SERVICES
BY AND BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA
AND
PERKINS + WILL, INC.

ADDENDUM TO EXHIBIT A

ADDITIONAL SCOPE OF SERVICES

The Services to be performed for the City by the Contractor under this Agreement are more fully described in the Contractor's proposal entitled, "Tasman East Focus Area Plan Additional Services" dated September 12, 2017 and "Additional Services for the Tasman East Specific Plan in Santa Clara" dated June 30, 2017, which are attached to this Exhibit A.

September 12, 2017
Tasman East Focus Area Plan
ADDITIONAL SERVICES

Task 1 - P+W reset
Review, brainstorm, develop revised strategy and report outline; plan revised report content; and solicit input from client where necessary. The key changes requiring a rework of the Focus Area Plan and the Specific Plan document are –

- Narrower streets and revised lane configurations
- Calle del Sol extension northward to boundary of City Place
- Optional roundabout at Calle Del Sol/Calle de Luna
- Optional 2 lanes/4 lanes on Lick Mill extension
- Allow for possible 600 person 'urban' school
- Minimum 10 acres public open space

These changes will have significant impact on the developed concept and will need careful re-evaluation and reworking for a revised plan. As a part of the analysis for the Calle del Sol extension, BKF will be preparing a street alignment study, as detailed in the attached memorandum dated August 2, 2017.

Task 2 - Client workshop in SF to review revised strategy, report outline and content and to agree and confirm all changes. P+W will prepare presentation, host and record this meeting. All the changes noted under Task 1 will need to be discussed and debated with the City staff for clear direction before incorporating as policy, standards and guideline recommendation in the Specific Plan. In addition Fehr and Peers will be modifying and expanding the scope of the Parking Demand and Traffic Analysis, as detailed in the attached letter from Matt Haynes to Dennis Dornan dated June 30, 2017.

Task 3 - P+W prepare revised first draft report
Documentation of agreed upon policy, standards and guideline recommendation will be incorporated in the Specific Plan with the necessary additional graphic illustration for a complete revised first draft report.

Task 4 - Client review period and comments
Client feedback will be shared as one consolidated set of comments. *No Perkins+Will additional effort is expected against this task.*

Task 5 - Community Meeting #4
Preparation of draft presentation, final presentation and necessary display material for a final community input session that will be attended and facilitated by P+W. A memo summarizing the feedback will be documented.

Task 6 - P+W to prepare final draft report in response to client comments and community feedback
Effort required to clarify and reconcile all comments and community feedback received on the first draft with necessary text and graphic update will constitute a complete final draft.

Task 7 - P+W participate as required in EIR analysis and preparation.
No Perkins+Will additional effort is expected against this task.

Task 8 - P+W attend Planning Commission and City Council Hearings to adopt Specific Plan Report and EIR (eight anticipated).
No Perkins+Will additional effort is expected against this task (included in base contract).

FEHR PEERS

June 30, 2017

Dennis Dornan
Perkins + Will
2 Bryant Street, Suite 300
San Francisco, CA 94105

Subject: Additional Services for the Tasman East Specific Plan in Santa Clara

Dear Mr. Dornan:

This letter requests a contract amendment to conduct additional services for the Tasman East Specific Plan not covered under our current scope of work.

Since we have initiated our work on the project, several additional tasks have been requested by the City that were not included in our original transportation analysis scope. These tasks include performing a sensitivity analysis of street extensions within the Specific Plan area connecting to the proposed City Place development, as well as additional analysis discussed in the Santa Clara Valley Transportation Authority's (VTA) Transportation Impact Analysis Guidelines.

VTA's latest Transportation Impact Analysis Guidelines state that any project proposing changes to intersection/roadway geometry or signal operations should include an evaluation of transit delay and a quality of service (QOS) analysis for bicyclists and pedestrians. Additionally, VTA and state guidelines support the inclusion of a vehicle miles travelled (VMT) analysis as part of the project. Finally, the City has requested that we include an analysis of mitigation "triggers" to identify the appropriate implementation timeframe for impacted study intersections.

The purpose of this amendment is to provide an updated scope of work that includes the additional tasks necessary for completion of the Tasman East Specific Plan's Draft EIR. These additional tasks are discussed below.

SCOPE OF WORK

This contract amendment request includes the following additional tasks:

Task 1: Sensitivity Testing of Calle del Sol and Lick Mill Boulevard Extensions

Based on our recent discussions with the City and the project team, we will perform a "sensitivity analysis" for intersections along Calle del Mundo at the proposed Lick Mill Boulevard Extension,

160 W. Santa Clara Street | Suite 675 | San Jose, CA 95113 | (408) 278-1700 | Fax (408) 278-1717

Calle del Sol extension, and Lafayette Street. The purpose of this analysis will be to determine the potential timing for construction of these street extensions as development proceeds within the Specific Plan area.

In order to perform this analysis, we will evaluate the following 5 intersections:

- Calle del Mundo / Lafayette Street
- Calle del Mundo / Calle del Sol
- Calle del Mundo / Lick Mill Boulevard Extension
- Tasman Drive / Calle del Sol
- Calle de Luna / Calle del Sol

Each intersection will be evaluated with up to three configurations under background and cumulative traffic conditions. We will evaluate these intersection using the Traffix traffic analysis software program to determine expected peak hour traffic delay with and without street extensions to the City Place area. The roundabout option at Calle del Mundo / Calle del Sol will be evaluated using the HCH 2010 capacity method.

Based on these results, we will identify the approximate time period where extending the streets would be important for overall circulation to and from the Specific Plan area. The results of this analysis will be included as part of the Transportation Impact Analysis for the Tasman East Specific Plan EIR.

Task 2: Additional Study Intersections and Counts

Our original scope included analysis of up to 25 study intersections. Based on the draft estimated trip generation of the project, and anticipated distribution of trips, we have identified 33 potential study intersections that would meet the general threshold of having at least ten project vehicle trips per lane or that have been requested to be analyzed in EIR Notice of Preparation comment letters.

Of these proposed study intersections, most have existing count data available from the City Place project. However, some of these counts were conducted in 2013 or earlier. Based on consultation with the City, we will conduct new traffic counts at all intersections that do not have counts in 2014 or later. We have therefore included budget to conduct new intersection counts at up to 10 intersections as part of this task.

Task 3: Transit Delay Analysis for Buses and Rail Routes

The City has requested that we conduct a transit delay analysis for buses and rail routes in the vicinity of the Specific Plan. For the purposes of this task, transit network performance will be analyzed during the AM and PM peak hour based on the average transit vehicle delay associated with congestion at signalized intersections along a specified corridor with and without the Project.

The change in average transit vehicle delay will be determined using the following process:

- Review Traffix analysis software output for intersection delay. The average delay, by movement, at each intersection within a study corridor in the transit vehicle path of travel will be determined.
- The transit vehicle average delay due to congestion at intersections will be determined by summing the movement delay for each signalized intersection along the study transit corridor. The effects of transit signal priority or preemption will not be considered.
- Without and With Project average transit vehicle delay associated with congestion at intersections will be compared. Note that the transit vehicle dwell time at transit stops is not included in the analysis.

The City of Santa Clara and the VTA do not have documented standards related to transit corridor performance associated with congestion resulting from new development projects. The agencies also do not have a documented method for determining which transit corridors should be analyzed. For purposes of this study, the following routes within one mile of the Specific Plan area and that have full day service with a frequency of 30 minutes or less are analyzed:

- Route 902 – Tasman Drive: North First Street to Great America Parkway
- Route 57 – Great America Parkway: Mission College Boulevard to Tasman Drive
- Route 60 – Great America Parkway: Mission College Boulevard to Tasman Drive

Potential mitigation measures will consider improvements such as increased transit service frequencies, improved pedestrian/bicycle access, and other improvements to enhance transit travel and reduce conflicts with general automobile traffic.

A transit capacity analysis is neither required as part of the VTA TIA Guidelines, nor is in the latest Governor's Office of Planning and Research (OPR) guidance. As a result this task will focus primarily on transit delay, rather than transit capacity. However, given the nature of the Specific Plan and its proximity to transit, we propose to qualitatively evaluate the Project's effect on transit capacity at the Great America station, although this may not be identified as a Project impact.

Task 4: Bicycle and Pedestrian Quality of Service Analysis

Fehr & Peers will evaluate the pedestrian and bicycle QOS using the Charlotte Bicycle and Pedestrian LOS method at intersections outside of the Specific Plan area where changes to existing geometry would occur as part of the Project or be proposed as mitigation measures. We will conduct this analysis at up to 10 intersections.

The intersections will be evaluated under the following scenarios: (1) Existing Conditions; (2) Existing plus Project Conditions; (3) Background Conditions; (4) Background plus Project Conditions; (5) Cumulative Conditions; (6) Cumulative plus Project Conditions.

Task 5: VMT Analysis Based on Project Trip Generation

Our current scope of work does not include an evaluation of project Vehicle Miles Travelled (VMT). However, VMT has been proposed as a statewide metric for evaluating project transportation impacts in accordance with SB 743 and guidance prepared by the Governor's Office of Planning and Research (OPR). It has also been proposed by Caltrans in *Implementing Caltrans Strategic Management Plan 2015-2020 Consistent with SB 743 – Interim Guidance* (September 2016), prepared by the Local Development – Intergovernmental Review Program. As a result, we expect the need to conduct a detailed evaluation of project VMT effects as part of the TIA.

As part of this task, we will summarize the expected VMT generated by the proposed Specific Plan. We will also determine whether the VMT generated by the Specific Plan would result in a VMT per capita that would exceed 85 percent of the average VMT per capita for the region under the Plan Bay Area sustainable communities strategy and regional transportation plan.

If significant impacts are identified, Fehr & Peers will identify additional mitigations that might be needed to address daily traffic generation and vehicle miles travelled, including TDM strategies oriented toward reducing daily travel volumes, reducing trip length, strengthening active transportation, and maximizing use of low emission modes.

Fehr & Peers will incorporate the analysis results from the above tasks into the Project's Draft Transportation Impact Analysis (TIA) report. We will respond to one round of consolidated comments from City Staff on the analysis and incorporate changes into the Final TIA.

Task 6: Mitigation Triggers Analysis

This analysis will be conducted to determine the amount of Project traffic between Background and Cumulative conditions that will trigger each significant intersection impact. It will be conducted with the following steps:

- The AM and PM peak hour level of service calculations for each of the intersections with Background and Cumulative impacts will be selected and reviewed. We assume we will analyze up to 15 impacted intersections as part of this task.
- Increments of Project traffic starting with the background trip generation and ending with the cumulative trip generation will be added to each of the selected intersections.
- Levels of service will then be recalculated with each increment to identify the number of Project vehicle trips that would trigger a cumulative impact at each intersection based on the significance criteria.

The results will be summarized in a memorandum and added as an Appendix to the TIA report.

Task 7: Updated Existing Plus Project Scenario

This task will include developing a new scenario evaluating existing plus project conditions. This will include developing new trip generation estimates for the project independent of other development projects in the vicinity, and adding project-generated trips to existing volumes obtained from counts representing peak traffic conditions during the morning and evening commute periods.

This analysis will be conducted for all study intersections and freeway analysis segments identified in Task 2 above. This analysis will be presented for informational purposes and will not be used to identify significant transportation impacts.

Task 8: Updated Trip Generation Results

Our understanding from the project team call on June 19 is that the project description will be updated to include an urban-style school (i.e. with limited playing field space). We will therefore update our current project trip generation analysis to incorporate the expected traffic generated by this school. We will rely on the City to provide the specific enrollment projections and anticipated student enrollment boundary prior to updating the trip generation results. The updated trip generation results will be incorporated into the project's transportation impact analysis.

AGREEMENT FOR PROFESSIONAL SERVICES
BY AND BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA
AND
PERKINS + WILL, INC.

ADDENDUM TO EXHIBIT B

FEE SCHEDULE

In no event shall the amount billed to City by Contractor for services under this Agreement exceed nine hundred fifty four thousand two hundred ninety five dollars ($954, 295), subject to budget appropriations.

The additional Fee Schedules for the total amount of $194, 870 are fully illustrated and attached to this Exhibit B.

TASMAN EAST BASIC AND ADDITIONAL SERVICES FEE SCHEDULE

REVISION B
12-Sep-17

Revised scope;
Narrower streets and revised lane configurations
Calle del Sol extension northward to boundary of City Place
Optional roundabout at Calle Del Sol/Calle de Luna
Optional 2 lanes/4 lanes on Lick Mill extension
Allow for possible 600 person 'urban' school
Minimum 10 acres public open space

		Principal		Project Manager		Senior Urban Designer		Landscape architect		Jr. UD/Production		Subtotal
		Hrs	$ 285	Hrs	$ 250	Hrs	$ 185	Hrs	$ 185	Hrs	$ 125	
P+W Add. Service TASK 1	P+W reset; review, brainstorm, develop revised strategy and report outline, plan revised report content, solicit input from client where necessary	16	$ 4,560	16	$ 4,000	60	$ 11,100	36	$ 6,660	40	$ 5,000	$31,320
P+W Add. Service TASK 2	Client workshop in SF to review revised strategy, report outline and content and to agree and confirm all changes; P+W prepare, host and record	8	$ 2,280	12	$ 3,000	16	$ 2,960	4	$ 740	16	$ 2,000	$10,980
P+W Add. Service TASK 3	P+W prepare revised first draft report	8	$ 2,280	8	$ 2,000	40	$ 7,400	20	$ 3,700	60	$ 7,500	$22,880
P+W Add. Service TASK 4	Client review period and comments	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -	$0
P+W Add. Service TASK 5	Community meeting #4; P+W prepare presentation/graphic material, facilitate meeting and record feedback.	12	$ 3,420	16	$ 4,000	24	$ 4,440	0	$ -	40	$ 5,000	$16,860
P+W Add. Service TASK 6	P+W prepare final draft report in response to client comments and community feedback	16	$ 4,560	16	$ 4,000	60	$ 11,100	12	$ 2,220	60	$ 7,500	$29,380
P+W TASK 7	P+W participate as required in EIR analysis and preparation (included in base contract)	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -	$0
P+W TASK 8	P+W attend City Council Hearing to adopt Specific Plan Report and EIR (included in base contract)	0	$ -	0	$ -	0	$ -	0	$ -	0	$ -	$0
Fehr+Peers Add. service	Additional transportation analysis (lump sum)											$79,950
BKF Add. service	Additional street alignment study (lump sum)											$3,500
SUBTOTAL ADDITIONAL SERVICES												**$194,870**
ORIGINAL AGREEMENT												**$759,425**
REVISED NOT-TO-EXCEED AMOUNT												**$954,295**

BKF 20155173
2 August 2017

Subject: **Tasman East**
Civil Engineering– Additional Services Request #1

Project Manager: Christopher Mills

Task 1: Prepare Street Alignment Study

Scope of Work: BKF will evaluate options for raising Calle Del Sol to meet the proposed grades of the City Place project to the south. We will develop a vertical alignment for Calle del Sol and indicate the extents of impacts to the plan (fill slopes, retaining walls, areas where access to existing parcels will be limited).

Total Additional Service Request: $3,500

ENGINEERS
SURVEYORS
PLANNERS

1646 N. California
Blvd, Suite 400
Walnut Creek
California 94596
Tel 925.940.2200
Fax 925.940.2299
www.bkf.com

Tasman East Specific Plan - Additional Transportation Analysis

7/5/2017

Task	Principal	Associate	Engineer	Graphics	Admin	Total Hours	Labor	Other Direct Costs	Total Costs
Hourly Rates -->	$ 275	$ 215	$ 125	$ 120	$ 115				
DRAFT EIR									
Additional Tasks									
Sensitivity Analysis - del Sol and Lick Mill	8	12	75	2	6	103	$ 15,085	$ 600	$ 15,685
Additional Study Intersections	4	8	40	8	8	68	$ 9,700	$ 5,000	$ 14,700
Transit Delay Analysis	4	0	40	2	4	50	$ 6,800	$ 300	$ 7,100
Ped/Bike QOS Analysis	4	5	55	4	4	72	$ 9,990	$ 475	$ 10,465
VMT Analysis	2	6	32	0	4	44	$ 6,300	$ 300	$ 6,600
Mitigation Triggers Analysis	4	12	44	0	4	64	$ 9,640	$ 450	$ 10,090
Updated Existing plus Project Scenario	6	12	56	4	6	84	$ 12,400	$ 600	$ 13,000
Updated Trip Generation Estimates	2	2	8	0	2	14	$ 2,210	$ 100	$ 2,310
Total	**34**	**57**	**350**	**20**	**38**	**499**	**$ 72,125**	**$ 7,825**	**$ 79,950**

Dennis Dornan
June 30, 2017

FEE AND SCHEDULE

The additional budget to complete these tasks is $79,950. This includes all staff time, as well as direct expenses.

This agreement will be governed by the terms of our Subcontract dated April 2016. This work will be completed within six weeks of our receipt of a fully-executed contract amendment.

Should you have any questions, please feel free to call me at (408) 645-7018. Otherwise, please provide a contract amendment at your earliest convenience. We appreciate the opportunity to continue working with you on this project.

Sincerely,

FEHR & PEERS

Matt Haynes
Principal

AMENDMENT NO. 2
TO THE AGREEMENT FOR SERVICES
BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA,
AND
PERKINS + WILL, INC.

PREAMBLE

This agreement ("Amendment No. 2") is entered into between the City of Santa Clara, California, a chartered California municipal corporation (City) and Perkins + Will, Inc., a Delaware corporation, (Contractor). City and Contractor may be referred to individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

RECITALS

A. The Parties previously entered into an agreement entitled "Agreement for Professional Services by and between the City of Santa Clara, California, and Perkins + Will, Inc.", dated April 28, 2016 (the "Original Agreement");

B. The Original Agreement was previously amended by Amendment No. 1, dated October 27, 2017, and is again amended by this Amendment No. 2. The Original Agreement and all previous amendments are collectively referred to herein as the "Original Agreement as Amended"; and

C. The Parties entered into the Original Agreement for the purpose of having Contractor provide professional services for the creation of a Tasman East Specific Plan and supporting Environmental Impact Report, and the Parties now wish to amend the Original Agreement to expand upon the original Scope of Services.

The Parties agree as follows:

AGREEMENT TERMS AND CONDITIONS

1. AMENDMENT TERMS AND CONDITIONS

That Exhibit A, "Scope of Services," is appended to include additional services from Perkins + Will, Inc., David J. Powers and Associates, and Fehr & Peers as described in the attached document entitled "Tasman East Focus Area Plan Additional Services" dated November 5, 2018.

That Exhibit B, "Fee Schedule," is appended to include additional cost details from Perkins + Will, Inc., David J. Powers and Associates, and Fehr & Peers as described in the attached "Tasman East Basic and Additional Services Fee Schedule." The original Fee Schedule is hereby amended by increasing the total payment by one hundred eighty six thousand five hundred eighty seven dollars ($186,587), for a new total not to exceed amount of one million one hundred forty thousand eight hundred eighty two dollars ($1,140,882).

2. TERMS

All other terms of the Original Agreement which are not in conflict with the provisions of this Amendment No. 2 shall remain unchanged in full force and effect. In case of a conflict in the terms of the Original Agreement and this Amendment No. 2, the provisions of this Amendment No. 2 shall control.

3. COUNTERPARTS

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but both of which shall constitute one and the same instrument.

The Parties acknowledge and accept the terms and conditions of this Amendment No. 2 as evidenced by the following signatures of their duly authorized representatives.

CITY OF SANTA CLARA, CALIFORNIA
a chartered California municipal corporation

Approved as to Form:

BRIAN DOYLE
City Attorney

Dated: 1/24/19

DEANNA J. SANTANA
City Manager
1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax: (408) 241-6771

"CITY"

PERKINS + WILL, INC.
a Delaware corporation

Dated: 02.04.2019
By (Signature): Geeti Silwal
Name: Geeti Silwal
Title: Principal-in-Charge
Principal Place of Business Address: 2 Bryant Street, Suite 300, San Francisco, CA 94105
Email Address: Geeti.silwal@perkinswill.com
Telephone: (415) 856-3000
Fax: (415) 856-3001

"CONTRACTOR"

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TASMAN EAST FOCUS AREA PLAN ADDITIONAL SERVICES

November 5, 2018

Perkins + Will

TASK 9: Ongoing professional services during extended Traffic Assessment Analysis Task.

TASK 10: Prepare for, attend and issue summary report for second developer meeting early May 2018 and incorporate any agreed revisions to the draft Specific Plan report.

TASK 11: Prepare for and attend second City Council study session June 26 2018.

TASK 12: Respond to multiple rounds of partial stakeholder and City staff comments on second draft report and reissue draft report for review and discussion at various City staff/stakeholder meetings May and June 2018.

TASK 13: Prepare for and attend third City Council study session early September 2018.

TASK 14: Allow for final round of comments from Developers/Stakeholders to ensure compatibility of Design Intent and Guidelines with known developer proposals. Finalize report upon completion of all negotiations and agreed revisions with developers.

TASK 15: Prepare two street level renderings indicating scale, character and location of potential development, including streetscape improvements and any public open space which may appear in the selected viewpoints. P+W to work with City staff to select rendering viewpoints.

TASK 16: Attend 4 meetings with developers at City Hall in August and September 2018 to review developer concerns regarding building controls, open space and TDM measures.

TASK 17: Prepare for and attend Planning Commission study session September 2018 and Planning Commission hearing October 2018.

David J. Powers and Associates

Service CA2.1: Following initiation of the EIR preparation, the project description was modified to include a 600 student school within the Plan Area which required circulation of a revised NOP and review of additional public comments on the project. Three iterations of the proposed Specific Plan have also been prepared, requiring review of the project details to ensure the accuracy of the EIR project description and impact analysis. The project has also required review of several iterations of the transportation impact analysis scope of work and review of multiple iterations of the draft transportation impact analysis. Our original scope of work also assumed the Specific Plan EIR process would be completed in one year. The current total estimated schedule for the EIR is 2.5 years which has contributed to the need for additional effort to complete the EIR process.

Service CA2.2: This budget amendment request covers work to complete the Draft EIR and Final EIR for the project. Completion of the Draft EIR required a significant amount of coordination with the City and their outside counsel to revise administrative drafts of the document and finalize the Draft EIR. The work included additional services by the project biologists to reach conclusions on the impacts of the project and discuss their findings with the City. Those services included responding to several rounds of comments on the biological resources report, participating in conference calls, and performing additional analyses related to the potential for birds to collide with tall buildings and for tall buildings to reduce habitat quality in adjacent areas. DJP&A review and coordination of revised Specific Plan roadway network exhibits and attendance at additional meetings and conference calls was also required. This contract amendment assumes approximately 89 hours of DJP&A staff time to complete the Final EIR for the project, attend coordination meetings, and attend hearings for the Specific Plan. The cost to complete the Final EIR is anticipated to be $15,125 for DJP&A staff time and $5,382 for the additional biological services, a total of $20,507. This cost estimate assumes that comments received on the Draft EIR for the Specific Plan do not exceed 25 total pages in length or result in the need for additional technical analysis.

Fehr+Peers

Additional transportation impacts analysis as requested by City DOT staff.

TASMAN EAST BASIC AND ADDITIONAL SERVICES FEE SCHEDULE

REVISION J

5-Nov-18

		Principal		Project Manager		Senior Urban Designer		Landscape architect		Jr. UD/Production		**Subtotal**
		Hrs	$ 285	Hrs	$ 250	Hrs	$ 185	Hrs	$ 185	Hrs	$ 125	
Contract Amendment #2	P+W Add. Service TASK 9	5	$ 1,425	10	$ 2,500					8	$ 1,000	$4,925.00
	P+W Add. Service TASK 10	6	$ 1,710	8	$ 2,000	6	$ 1,110			16	$ 2,000	$6,820.00
	P+W Add. Service TASK 11	6	$ 1,710			6	$ 1,110					$2,820.00
	P+W Add. Service TASK 12			4	$ 1,000	12	$ 2,220	4	$ 740	16	$ 2,000	$5,960.00
	P+W Add. Service TASK 13					6	$ 1,110	6	$ 1,110			$2,220.00
	P+W Add. Service TASK 14	36	$ 10,260	26	$ 6,500	46	$ 8,510	104	$ 19,240	94	$ 11,750	$56,260.00
	P+W Add. Service TASK 15											$3,000.00
	P+W Add. Service TASK 16	12	$ 3,420	12	$ 3,000	10	$ 1,850	4	$ 740			$9,010.00
	P+W Add. Service TASK 17					12	$ 2,220	12	$ 2,220			$4,440.00
	David J Powers and Assoc. Add. Service CA2.1											$50,335.00
	David J Powers and Assoc. Add. Service CA2.2											$20,507.00
	Fehr+Peers Add. service											$20,290.00
	SUBTOTAL CONTRACT AMENDMENT #2											**$186,587.00**
SUMMARY	**ORIGINAL CONTRACT SUM**											$759,425
	AMENDMENT #1											$194,870
	REVISED NOT-TO-EXCEED AMOUNT											**$1,140,882**

AMENDMENT NO. 3
TO THE AGREEMENT FOR SERVICES
BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA,
AND
PERKINS + WILL, INC.

PREAMBLE

This agreement ("Amendment No. 3") is entered into between the City of Santa Clara, California, a chartered California municipal corporation (City) and Perkins + Will, Inc., a Delaware corporation (Contractor). City and Contractor may be referred to individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

RECITALS

A. The Parties previously entered into an agreement entitled "Agreement for Professional Services by and between the City of Santa Clara, California, and Perkins + Will, Inc.", dated April 29, 2016 (the "Original Agreement");

B. The Original Agreement was previously amended by Amendment No. 1, dated October 27, 2017 and Amendment No. 2, dated February 4, 2019. The Original Agreement and all previous amendments are collectively referred to herein as the "Original Agreement as Amended"; and

C. The Parties entered into the Original Agreement as Amended for the purpose of having Contractor prepare the Tasman East Specific Plan, and the Parties now wish to amend the Original Agreement as Amended to expand the Scope of Services to prepare an amendment to the approved Tasman East Specific Plan.

The Parties agree as follows:

AGREEMENT TERMS AND CONDITIONS

1. AMENDMENT TERMS AND CONDITIONS

A. That Section 5 of the Original Agreement as Amended, entitled "Term of Agreement," is hereby amended to revise the termination date of the Agreement to June 30, 2020.

B. That Exhibit A, entitled "Scope of Services," of the Original Agreement as Amended, is hereby appended to include the attached document entitled "Additional Scope of Services."

C. That Exhibit B, entitled "Fee Schedule," of the Original Agreement as Amended, is hereby appended to include the attached "Budget for Additional Services."

2. TERMS

All other terms of the Original Agreement as Amended which are not in conflict with the provisions of this Amendment No. 3 shall remain unchanged in full force and effect. In case of a conflict in the terms of the Original Agreement as Amended and this Amendment No. 3, the provisions of this Amendment No.3 shall control.

3. COUNTERPARTS

This Amendment No. 3 may be executed in counterparts, each of which shall be deemed to be an original, but both of which shall constitute one and the same instrument.

The Parties acknowledge and accept the terms and conditions of this Amendment No. 3 as evidenced by the following signatures of their duly authorized representatives.

CITY OF SANTA CLARA, CALIFORNIA
a chartered California municipal corporation

Approved as to Form: Dated: 8-27-19

BRIAN DOYLE
City Attorney

DEANNA J. SANTANA
City Manager
1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax: (408) 241-6771

"CITY"

PERKINS + WILL, INC.
a Delaware corporation

Dated: AUGUST 13, 2019
By (Signature): Geeti Silwal
Name: Geeti Silwal
Title: Principal-in-Charge
Principal Place of Business Address: 2 Bryant Street, Suite 300 San Francisco, CA 94105
Email Address: Geeti.silwal@perkinswill.com
Telephone: (415) 856-3000
Fax: (415) 856-3001

"CONTRACTOR"

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EXHIBIT A
ADDITIONAL SCOPE OF SERVICES

The additional Services to be performed for the City by the Contractor under this Amended Agreement are set forth below.

1. OUTLINE SCOPE OF WORK

A. Strategic Economics (SE)

- **District-Based Funding Options for Operations and Maintenance:** SE will assist the City in examining district-based funding mechanisms that can support operations, programming, and maintenance of the Calle del Sol extension plaza, and will provide a recommendation as to which mechanism is most appropriate. The examined options will include business improvement districts, property-based improvement districts, and community benefit districts. Each of these districts provides sufficient funding for basic operations and maintenance (but not major capital improvements or land acquisition) and creates a local entity that can represent the interests of local stakeholders. The districts vary, however, in whether businesses, property owners, and/or residents contribute funding. Strategic Economics will first provide an explanation of how each district type is funded and structured, and the pros and cons of implementing the district in Tasman East. These pros and cons will focus on qualitative considerations such as stakeholder interest, the relationship of contributors to the likely benefits provided, etc.

    - Based on this information, Strategic Economics will then work with City staff to determine which structure would be implementable and appropriate for Tasman East. As part of this effort, Strategic Economics staff will participate in calls with City staff, up to one in-person meeting with staff, and participate in up to one in-person meeting with developers and property owners in the Tasman East area to present the findings of the initial pros/cons memo.

    - Deliverables:
        - Draft memo providing explanation of different district-based funding mechanisms and their pros and cons for the Tasman East area.
        - Final revised version of draft memo that identifies the selected district-based funding mechanism, the reasons for its selection, and the next steps to be undertaken for the mechanism's implementation

- **Plan Revisions:** SE will update sections of the plan as-needed, including incorporation of new findings regarding district-based tools selection and implementation.

B. David J. Powers and Associates / Fehr and Peers

- Prepare EIR addendum to represent revised circulation and access strategy, including text and graphics

C. Perkins + Will

- Develop layout of bike and pedestrian route and possible new mid-block plaza
- Coordinate with developers to ensure compatibility of Specific Plan addendum and developer proposals for public realm
- Update all text and diagrams in Specific Plan Report which are affected by the revised Calle del Sol extension layout
- Create any new diagrams, plans, sections which are necessary to communicate the revised layout
- Coordinate with SE, DJP&A and F&P to ensure compatibility of all updates
- Coordinate with CSC planning staff and City Manager's Office to confirm preferred option(s) and layout
- General team management, contract amendment, invoices etc.

2. SCHEDULE

Six to eight weeks, including two to four weeks for internal CSC decision-making process

EXHIBIT B
BUDGET FOR ADDITIONAL SCOPE OF SERVICES

For the additional services described in Exhibit A, the cost of said services will be as follows:

Strategic Economics (SE)	$15,550
David J. Powers & Associates (DJP) and Fehr & Peers (FP)	$10,000
Perkins + Will, Inc. (P+W)	$20,000
Total	**$45,550**

Combined with the previous scope of services, the total value of this agreement shall not exceed one million one hundred eighty-six thousand four hundred thirty-two dollars ($1,186,432).

21-757 Agenda Date: 7/6/2021

REPORT TO COUNCIL

SUBJECT
Action on Amendment No. 4 to the Agreement for Professional Services with Perkins + Will for the Tasman East Specific Plan and Related Budget Amendment

COUNCIL PILLAR
Promote and Enhance Economic, Housing, and Transportation Development

BACKGROUND
In 2016, the City conducted a competitive Request for Proposal (RFP) for professional services to assist City staff with preparation of a Specific Plan and an associated Environmental Impact Report (EIR) for the Tasman East Focus Area. Through this process, Perkins + Will was selected and awarded an agreement with a completion date of September 30, 2017. (See attached Attachment #2 for Executed Original Agreement and Agenda Report.)

In October 2017, the agreement was amended to include additional traffic modeling to determine the Specific Plan's impact on greenhouse gas emissions and to incorporate those revisions into the EIR as well as well as the Specific Plan document. (See attached Attachment #3 for Executed Amendment No. 1 and Agenda Report.)

In January 2019, the agreement was amended to include additional outreach with key stakeholders and to finalize the environmental analysis that was needed to complete the Specific Plan process. (See Attachment #4 for Executed Amendment No. 2 and Report to Council.)

In August 2019, the agreement was amended for Perkins + Will to perform additional analysis related to maintaining the Primavera sewer lift station in its current location and reconfiguring the proposed Calle del Sol extension into a pedestrian paseo. (See Attachment #5 for the Executed Amendment No. 3 and Report to Council.)

The Tasman East Specific Plan was adopted by the City Council in November 2018. Of the 4,500 units supported through the adopted specific plan, developers have submitted applications for a total of 4,484 units on approximately two-thirds of the available land development area. Given the continued demand to provide new housing in the Tasman East area, the opportunity to gain additional unit yield within an area already planned for housing, and the benefit of building out a complete residential mixed-use neighborhood as envisioned within the Specific Plan, the City is considering creating additional capacity in the Tasman East area by preparing an amendment to the Specific Plan and conducting environmental clearance to add 1,500 residential units within the Tasman East Specific Plan boundaries. To undertake the process, the City is proposing to amend its contract with Perkins + Will, the planning consultants used for the original specific plan.
The proposed contract amendment for $275,000 would increase the not-to-exceed amount to

$1,461,432 and extend the agreement through June 30, 2022.The scope of tasks and budget to develop a Specific Plan Amendment to allow up to an additional 1,500 residential units in Tasman East include:

- $52,000 for the preparation of the Specific Plan Amendment document including the updated land use plan and diagrams;
- $106,000 to conduct Level of Service and Vehicle Miles Traveled traffic analysis;
- $6,500 to update existing utility conditions which may have changed since the original Specific Plan preparation and make recommendations for potential infrastructure upgrades or future analyses that may be required to accommodate the projected demands;
- $84,984 to prepare the Subsequent Environmental Impact Report for the project in accordance with the California Environmental Quality Act; and
- $25,516 to be available for contingency purposes.

In addition to the required environmental review for 1,500 additional units, the contract amendment would also include a transportation analysis that details the effects of additional traffic on surrounding roadways, and a building form study to determine if additional design controls are necessary as a part of updating the specific plan to create more residential capacity.

The proposed Amendment No. 4 was initially discussed at the March 9, 2021 City Council meeting. During the Council discussion some Councilmembers expressed concern with approving the contract and thus allowing preparation of an amendment to the Specific Plan that would allow up to an additional 1,500 housing units without first better understanding the City's strategy for providing amenities to support the additional housing growth. Because the Amendment costs would be funded by a grant received by the City, approval of the contract and associated budget action requires five affirmative votes from the City Council. Following the discussion on March 9, the City Council voted 4 -3 in favor of approving the contract Amendment and therefore did not approve the requested Amendment. The City Council then directed staff to return to the City Council with additional information on proposed amenities.

In April 2021 the American Planning Association California Chapter Northern Section selected the Tasman East Specific Plan as the 2021 winner of the Chapter's Award of Excellence for a Large Jurisdiction Comprehensive Plan. In nominating the Specific Plan for this award the City highlighted the Plan's focus on placemaking and amenities that contribute toward the development of a complete neighborhood.

DISCUSSION

At the March 10, 2021 City Council meeting, in response to the Council's questions about the proposed contract amendment and overall planning approach for the Tasman East Specific Plan, staff provided the following information:

1. The proposed amendment would allow staff to engage a consultant and begin the process of preparing an update to the Specific Plan.
2. The planning process would provide opportunity to address the Council's concerns regarding planning for parklands and amenities as part of the proposed Specific Plan amendment.
3. The number of units to be added to the Specific Plan has not been finalized. The contract amendment is described as allowing up to 1,500 residential units to be added to the 4,500 already supported by the Specific Plan.
4. The City Council previously reviewed staff proposal to amend the Specific Plan to add more

units and approved the City's application for a grant to fund the planning work.
5. The City received a grant of $310,000 from the State for the proposed Specific Plan amendment. This grant would fully fund the consultant costs and is intended to be applied to project's that add to the City's housing capacity.
6. Implementation of the Specific Plan has been very successful, with 4,485 units (of the 4,500 available) in the permitting process, including two 100% affordable projects, one of which is now under construction (Attachment 1).

Following discussion, the City Council directed staff to continue the item for a full presentation at a future meeting. Staff will provide a presentation at the July 6, 2021 City Council hearing. The following additional information is being provided in advance of the meeting to support the presentation.

Development Activity

The City has received eleven project applications within the Tasman East Specific Plan area (Attachment 2). These applications generally account for all of the units available (4,485 of 4,500), but utilize only about 65% of the Plan area. Notably, these include two 100% affordable projects and a senior housing project that will provide a mix of traditional senior units, as well as assisted and memory care units. The architecture and construction type also varies considerably between the projects.

Public Parklands and Open Space

The Tasman East Specific Plan will include a mix of public and private amenities. Public amenities include public park space, publicly accessible privately owned spaces (e.g., plazas, parklets and greenways), and private amenities (located within buildings and accessible to residents of the building). As part of the development of the Specific Plan, staff reviewed the Specific Plan open space strategy with the City Council on multiple occasions and per the direction of the City Council, the amount of open space was increased from 5 acres (public parkland) to 10 acres (5 acres of public parkland plus 5 acres of privately owned open space with private open spaces areas counted as 50% of their area). This approach was formally adopted as the Specific Plan Open Space Framework (Attachment 3).

Pending or approved projects include dedication for approximately 3.78 of the 5.0 acres planned for the area. This is consistent with the Open Space Framework in that 1.0 of parkland is planned for the Central area which has not yet had project in the vicinity of the planned park. The balance of 0.22 acres is accounted for by the fact that the 100% affordable St. Anton project utilizes an exception to the City's dedication requirement as allowed under State law for 100% affordable housing projects.

Eventual development within the Central area would be expected to deliver the 1.0 acres of dedicated parkland planned for that area. However, as part of the proposed process to prepare an Amendment to the Specific Plan, staff is recommending that the appropriate amount of parkland be evaluated and increased along with the proposed addition of residential units.

Applications on file as designed would deliver 4.58 acres of Open Space as defined in the Specific Plan. Like the planned park areas, one component of the Open Space, the greenways, is also tied to specific areas of the Plan and would be further expanded as development proceeds within the Central and Station districts. A significant portion of the Open Space area is however tied to

development and so a greater portion has been achieved with the initial applications. As with the parkland, the planned amount of open space could be increased as part of the preparation of a Plan amendment.

Attachment 4 illustrates the combined parkland and open space area (8.36 acres) provided through the initial planning applications which each project site plan overlayed upon the existing condition aerial photo.

On-site Amenities

Each of the projects includes a considerable amount of on-site amenities for their residents. As an illustration of this, the amenities for five of the projects are listed in Attachment 5. Residents will have access to swimming pools, BBQ facilities, co-working space, a variety of lounges, fitness centers, game rooms, etc.

Local Context

Calle de Luna will serve as the new 'main street' for the Tasman East neighborhood, including a mix of restaurants and other retail uses. It is also significant that the neighborhood is adjacent to the Related Santa Clara development which will provide ready access to a wide variety of restaurants and other recreational amenities.

Reason for Contract Amendment

While the original contract with Perkins + Will was intended to be comprehensive, the first two amendments (Amendment No 1 and Amendment No 2) were necessary to address the need for additional environmental analysis identified through the initial environmental review process and to address changes in CEQA requirements. As the City undertook implementation of the Specific Plan, it further became apparent that modifications to the Plan would be helpful to achieve the City's objective of supporting the near-term development of much needed housing while also maintaining the overall Plan goals and objectives. The current amendment is desirable as it would allow the City to further achieve those goals and objectives by allowing additional residential development within the Plan area. Amendments to Specific Plans are not unusual as issues can be identified through implementation of the Plan that were not anticipated at the beginning of the planning process when the original contract scope was developed. In this case, the success of the Plan and the strong housing market have resulted in an accelerated implementation process and the need to amend the consultant contract to make amendments to the Plan in the near term.

ENVIRONMENTAL REVIEW

The Tasman East Specific Plan was analyzed under an EIR adopted and certified by the City Council on November 13, 2018. An addendum to the Environmental Impact Report that provided additional analysis related to the Calle del Sol paseo was prepared in conjunction with Amendment No. 3, which was adopted by the Council on November 17, 2020. A Subsequent Environmental Impact Report (SEIR) that details the changes to the environment based on the expanded scope will be prepared in accordance with the scope of work proposed under this Amendment.

FISCAL IMPACT

The project is being funded through the State's Planning Grants program. The proposed amendment was specifically funded by the Planning Grants Program, and the City of Santa Clara was awarded $310,000 for this purpose (Attachment 6). This is a reimbursable grant, so the following budget

amendment is recommended to appropriate the full grant award. As the City meets deliverables within this grant, staff will apply for reimbursement of costs. The remaining $35,000 of the grant funding will be used to cover costs related to City-completed Water and Sewer technical reports, recordation fees, mailings, public outreach, and other project expenses.

FY 2021/22 Budget Amendment

	Current Budget	Increase / (Decrease)	Revised Budget
Other City Departments Operating Grant Trust Fund			
Revenue			
Grant Funding - State's Planning Grants Program	$0	$310,000	$310,000
Expenditures			
Planning Grants Program	$0	$310,000	$310,000

COORDINATION
This report has been coordinated with the Finance Department and the City Attorney's Office.

PUBLIC CONTACT
Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov>

RECOMMENDATION
1. Consistent with **City Charter Section 1305** , "*At any meeting after the adoption of the budget, the City Council may amend or supplement the budget by motion adopted by the* ***affirmative votes of at least five members*** *so as to authorize the transfer of unused balances appropriated for one purpose to another purpose, or to appropriate available revenue not included in the budget,"* approve the FY 2021/22 budget amendment in the Other City Departments Operating Grant Trust Fund to recognize grant revenue in the amount of $310,000 and establish a Planning Grants Program appropriation in the amount of $310,000 (five affirmative council votes required to appropriate additional revenue); and
2. Authorize the City Manager to execute Amendment No. 4 to the Agreement with Perkins + Will for professional services to prepare the Amendment to the Tasman East Specific Plan to allow up to 1,500 additional units in the Tasman East area, along with preparation of the associated environmental clearance by increasing the amount of the agreement by $275,000 and extending the term of the agreement through June 30, 2022 for a revised not-to-exceed maximum compensation of $1,461,432.

Reviewed by: Andrew Crabtree, Director, Community Development Department

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Tasman East St. Anton Project under construction
2. Tasman East Planning Applications
3. Tasman East Specific Plan Open Space Framework Diagram
4. Tasman East Green Spaces
5. Tasman East Project Amenities
6. Amendment No. 4 with Perkins + Will
7. Original Executed Agreement and Agenda Item #13.B
8. Amendment No. 1 and Agenda Item #13.B6
9. Amendment No. 2 and RTC 19-1515
10. Amendment No. 3 and RTC 19-736
11. Planning Grants Program (PGP) Award Letter

EBIX Insurance No. S200003424

AMENDMENT NO. 4
TO THE AGREEMENT FOR SERVICES
BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA,
AND
PERKINS + WILL, INC.

PREAMBLE

This agreement ("Amendment No. 4") is entered into between the City of Santa Clara, California, a chartered California municipal corporation (City) and Perkins + Will, Inc., Delaware corporation (Contractor). City and Contractor may be referred to individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

RECITALS

A. The Parties previously entered into an agreement entitled "Agreement for Professional Services by and between the City of Santa Clara, California, and Perkins + Will, Inc.", dated April 29, 2016 (Agreement);

B. The Agreement was previously amended by Amendment No. 1, dated October 27, 2017, Amendment No. 2 dated February 4, 2019, and Amendment No. 3 dated August 27, 2019, and is again amended by this Amendment No. 4. The Agreement and all previous amendments are collectively referred to herein as the "Agreement as Amended"; and

C. The Parties entered into the Agreement as Amended for the purpose of having Contractor prepare the Tasman East Specific Plan, and the Parties now wish to amend the Agreement as Amended to prepare an amendment to the approved Tasman East Specific Plan, to draft a Subsequent Environmental Impact Report, to increase the amount of compensation, and to extend the agreement through June 30, 2022, subject to the appropriation of funds.

NOW, THEREFORE, the Parties agree as follows:

AMENDMENT TERMS AND CONDITIONS

1. Section 5 of the Agreement as Amended, entitled "Term of Agreement", is hereby amended to read as follows:

   "Unless otherwise set forth in this Agreement or unless this paragraph is subsequently modified by a written amendment to this Agreement, the term of the Agreement shall begin on the Effective Date of this Agreement terminate on June 30, 2022."

2. Exhibit A of the Agreement as Amended, entitled "Additional Scope of Services ", is hereby amended to read as shown in Fourth Revised Exhibit A, Scope of Services, attached and incorporated into this Amendment No. 4.

3. Exhibit B of the Agreement as Amended, entitled "Budget for Additional Scope of Services", is hereby amended to read as shown in Fourth Revised Exhibit B, Fee Schedule, attached and incorporated into this Amendment No. 4.

4. Except as set forth herein, all other terms and conditions of the Agreement as Amended shall remain in full force and effect. In case of a conflict in the terms of the Agreement as Amended and this Amendment No. 4, the provisions of this Amendment No. 4 shall control.

The Parties acknowledge and accept the terms and conditions of this Amendment No. 4 as evidenced by the following signatures of their duly authorized representatives.

CITY OF SANTA CLARA, CALIFORNIA
a chartered California municipal corporation

Approved as to Form:
Alexander Abbe for
Digitally signed by Alexander Abbe for
Date: 2021.08.25 09:42:51 -07'00'
BRIAN DOYLE
City Attorney

Dated: 8/25/2021
DEANNA J. SANTANA
City Manager
1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax: (408) 241-6771

"CITY"

PERKINS + WILL, INC
A DELAWARE CORPORATION

Dated: 18 February 2021
By (Signature): Geeti Silwal
Name: Geeti Silwal
Title: Principal-in-Charge
Principal Place of Business Address: 2Bryant Street, Suite 300, San Francisco, CA 94107
Email Address: geeti.silwal@perkinswill.com
Telephone: (415) 856-3000
Fax: (415) 856-3001

"CONTRACTOR"

FOURTH REVISED EXHIBIT A
SCOPE OF SERVICES

The additional services to be performed for the City of Santa Clara ("City") by the Contractor under this Amended Agreement are set forth below. The additional services include contributions from Perkins & Will (Contractor) and the following subcontractors: BKF, Fehr & Peers, David J. Powers & Partners, and Strategic Economics.

1. Perkins & Will shall provide the following services:

1.1. Task 1: Contractor will make any necessary edits to the Specific Plan Report, including any changes from Fehr & Peers (F+P) and David J. Powers & Partners (DJP&A).

1.2. Task 2: Contractor will provide overall management of consultant team and client interface (for approximately 52 weeks, which DJP&A states is the required duration for subsequent Environmental Impact Report).

1.3. Task 3: Contractor will evaluate the impacts on urban form of an increase of up to 1,500 units on properties within the site boundary that have not yet been included in the known 'pipeline' projects of developers, either on file or pending applications. This Task 3 deliverable may be included within the Specific Plan Report; or it may be maintained as a separate document for the benefit of CSC Staff to understand the dynamics of development opportunities and the impacts of the potential consolidation of properties.

1.3.1. Contractor will build an 'existing conditions' base model, including 3D modeling, of the 3,949 residential units in the planning pipeline (based on information provided by City staff or the proponents), plus all other existing buildings.

1.3.2. Contractor will investigate various scenarios, specific below, for how the remaining units might be accommodated on site, in compliance with the approved design controls (tower separation, densities, etc.) in the Specific Plan Report.

- With no further consolidation of properties (this approach may not even yield 6,000 units because of the size of the non-consolidated properties, but it will provide a new 'benchmark' of how much development could be anticipated if each property owner redeveloped independently)
- With modest consolidation of properties
- With widespread consolidation of properties

1.3.3. Contractor shall prepare visuals for review and comment by City staff and optional City Council study session.

1.3.4. Contractor will incorporate City feedback and finalize deliverables, showing a realistic range of options for how development may occur.

1.3.5. Contractor will develop any necessary additional massing controls and building design guidelines to ensure additional development will be compliant with the City's expectations.

2. BKF Scope of Services

2.1. See Appendix A.1 incorporated herein.

3. Fehr & Peers Scope of Services

3.1. See Appendix A.1 incorporated herein.

4. David J. Power & Associates (DJP&A) Scope of Services

4.1. See Appendix A.1 incorporated herein.

4.2. Assumptions by DJP&A:

4.2.1. Given that this EIR will be focused on issues related to the development increase DJP&A only assumed one Administrative Draft EIR and then a Screencheck version prior to printing, to reduce the overall schedule.

4.2.2. DJP&A have allowed 10 weeks for the TIA after the City approves the trip generation assumptions (approximately four (4) months total).

5. Strategic Economics Scope of Services

5.1. Per correspondence with City staff, the market study and fiscal impact analysis do not need to be updated for this project. In the absence of a clearly defined scope of services Strategic Economics will be available on-call for advisory services to City staff and other members of the design team. This would potentially include qualitative assessment and guidance regarding potential changes to the plan area's mix of land uses and their locations. Any on-call work would be funded from the project contingency and be subject to prior approval from City staff.

Exhibit A Appendix A.1

Subcontractor Scope of Services

1. BKF Scope of Services

Task 1: Evaluate Infrastructure Impacts

Scope of Work: BKF will meet with City of Santa Clara Water and Sewer Utilities Department, Silicon Valley Power, and PG&E to update existing conditions that may have changed since 2017. This research will include documenting any known upgrades to downstream sewer mains and pump stations that have been implemented or are planned, as well as improvements to the transmission and distribution systems for gas, water and electricity. Additionally, BKF will update documents prepared in 2017 to add 1,500 residential units to the proposed development scenarios and make recommendations for potential infrastructure upgrades or future analyses that may be required to accommodate the projected demands. The updated documents will include sewer and water demand projections that can be used by City Staff to prepare a Water Supply Assessment and perform further hydraulic analyses in-house as-needed.

35 Estimated Hours

2. Fehr & Peers Scope of Services

TASK 1: SPECIFIC PLAN UPDATE

Fehr & Peers will work with the Perkins + Will team to update relevant sections of the Tasman East Specific Plan. Based on discussions with the City, Fehr & Peers understand there is a desire to update select portions of the specific plan, potentially including parking, TDM, street layout, and related circulation policies. Fehr & Peers have allocated up to 48 hours for this task.

TASK 2: TRANSPORTATION IMPACT ANALYSIS

Fehr & Peers will prepare a Transportation Impact Analysis (TIA) for use in the Specific Plan EIR.

The operations of up to 20 intersections and 20 freeway segments will be evaluated during the weekday morning (AM) and evening (PM) peak hours for the scenarios as shown below. If the project size is large enough such that more than 20 intersections could potentially be impacted and the City determines there

is a need to include additional intersections, Fehr & Peers will analyze more intersections for an additional fee.

Scenario 1: *Existing Conditions* - Existing volumes obtained from counts representing peak traffic conditions during the morning and evening commute periods, plus previously approved trips from the current version of the Tasman East Specific Plan.

Scenario 2: *Background Conditions* - Existing volumes plus traffic from approved but not yet constructed and unoccupied developments in the area, including Phases 1-3 of City Place and previously approved trips from the current version of the Tasman East Specific Plan.

Scenario 3: *Background Plus Project Conditions* - Background volumes from Scenario 2 plus project traffic.

Scenario 4: *Cumulative No Project Conditions* – Fehr & Peers will use VTA's model refined for the proposed City Place Project, which includes approved trips from the current version of the Tasman East Specific Plan.

Scenario 5: *Cumulative Plus Project Conditions* – Scenario 4 volumes plus traffic generated by the Project.

Fehr & Peers will use the VTA Transportation Impact Analysis Guidelines and the TRAFFIX software package to analyze transportation impacts and intersection operations. Freeway segments will be analyzed in accordance with VTA guidelines. The TIA will also address potential impacts to transit service, bicycle activity, and pedestrian activity.

Task 2.1: Initial Trip Generation Estimates, Data Collection and Evaluation of Existing Conditions

Under this task, Fehr & Peers will develop vehicle trip generation estimates, along with trip distribution, and trip assignment for the proposed project. Initial project vehicle trip generation estimates, distribution patterns, and assignments will be submitted to City staff for review and will be refined if necessary to respond to their comments.

Once the final scope is approved by the City, Fehr & Peers will compile and review the available background documents relevant to the study area. Fehr & Peers will collect the following information for transportation facilities within the project area:

Motor Vehicle Traffic: Fehr & Peers has budgeted for analysis of up to 20 intersections and 20 freeway segments, to be confirmed by the City once initial

trip generation estimates are developed. The final set of intersections and freeways segments will be selected based on consultation with the City. Due to the current COVID pandemic, Fehr & Peers will not conduct new traffic counts at any new intersections. Instead, Fehr & Peers will use previous counts provided by the City and apply a reasonable growth factor to estimate traffic volumes that would exist under ordinary, non-pandemic conditions.

This task includes a site visit to observe peak hour transportation operations, obtain lane configurations, and other site specifics such as physical characteristics of the site and the surrounding transportation network.

Transit, Pedestrian and Bicycle Conditions: Fehr & Peers will also update the description of existing transit service, bicycle conditions and pedestrian conditions in the vicinity of the Specific Plan.

Task 2.2: Evaluate No Project Conditions

Fehr & Peers will evaluate a No Project scenario under Background and Cumulative Conditions. Volumes for Background Conditions will be derived accounting for approved, but not yet constructed projects in the Plan area.

Volumes for Cumulative Conditions will be obtained from the City Place version of the VTA's travel demand model. The City Place version of the VTA travel demand model has been validated and calibrated.

Task 2.3: Evaluate Project Conditions

Fehr & Peers will adjust the volumes developed in the Background and Cumulative No Project scenario to account for improvements to circulation and transportation demand management strategies from the Project. Once estimates of vehicle trip generation have been developed, the directions of approach and departure of trips will be estimated based on the locations of complementary land uses, existing travel patterns in the area, and proposed modifications of the roadway network. The project vehicle trip generation estimates, distribution pattern, and assignments will be refined to respond to comments received from City staff. Intersection LOS calculations will be conducted to estimate the LOS of the study locations during the AM and PM peak hours after completion of the proposed project.

Task 2.4: VMT Analysis

VMT has been adopted as a statewide metric for evaluating project transportation impacts in accordance with SB 743 and guidance prepared by the Governor's Office of Planning and Research (OPR). VMT is presumed to be less than

significant due to the Specific Plan area's proximity to high-frequency transit; as a result Fehr & Peers will not conduct a quantitative analysis of VMT but will instead qualitatively discuss why VMT effects are expected to be less than significant.

VTA's new VMT Evaluation Tool will be used to support the qualitative assessment and confirm the Specific Plan area meets eligible VMT screening criteria. A more detailed quantitative analysis of VMT effects can be completed as an optional task.

Task 2.5: Transit Delay Analysis for Buses and Rail Routes

Fehr & Peers will conduct a transit delay analysis for buses and rail routes in the vicinity of the Specific Plan. For the purposes of this task, transit network performance will be analyzed during the AM and PM peak hour based on the average transit vehicle delay associated with congestion at signalized intersections along a specified corridor with and without the Project.

The change in average transit vehicle delay will be determined using the following process:

- Review Traffix analysis software output for intersection delay. The average delay, by movement, at each intersection within a study corridor in the transit vehicle path of travel will be determined.
- The transit vehicle average delay due to congestion at intersections will be determined by summing the movement delay for each signalized intersection along the study transit corridor. The effects of transit signal priority or preemption will not be considered.
- Without and With Project average transit vehicle delay associated with congestion at intersections will be compared. Note that the transit vehicle dwell time at transit stops is not included in the analysis.

The City of Santa Clara and the VTA do not have documented standards related to transit corridor performance associated with congestion resulting from new development projects. The agencies also do not have a documented method for determining which transit corridors should be analyzed. For purposes of this study, the following routes within one mile of the Specific Plan area and that have full day service with a frequency of 30 minutes or less will be analyzed:

- VTA Orange Line – Tasman Drive: North First Street to Great America Parkway
- VTA Green Line – Tasman Drive: North First Street to Great America Parkway

- Route 57 – Great America Parkway: Mission College Boulevard to Tasman Drive
- Route 59 – Great America Parkway: Mission College Boulevard to Tasman Drive

Potential mitigation measures will consider improvements such as increased transit service frequencies, improved pedestrian/bicycle access, and other improvements to enhance transit travel and reduce conflicts with general automobile traffic.

A transit capacity analysis is neither required as part of the VTA TIA Guidelines, nor is in the latest Governor's Office of Planning and Research (OPR) guidance. As a result this task will focus primarily on transit delay, rather than transit capacity. However, given the nature of the Specific Plan and its proximity to transit, Fehr & Peers propose to qualitatively evaluate the Project's effect on transit capacity at the Great America station, although this may not be identified as a Project impact.

Task 2.6: Identify Significant Operational Impacts, Recommend Mitigation Measures

The results of the analysis for the Project will be compared to the results for the corresponding No Project Conditions for the scenarios as described above to identify roadway impacts. Significant transportation impacts will be identified based on the City of Santa Clara's non-CEQA operational standard and in keeping with current state of the practice. If significant operational impacts are identified, Fehr & Peers will recommend feasible mitigation measures, such as TDM strategies and other innovative methods.

A morning and evening left-turn queuing evaluation will be conducted under Existing and Background Conditions at impacted intersection locations. Specifically, Fehr & Peers will compare the 95th percentile queues from TRAFFIX output between the appropriate No Project and Plus Project scenarios. This analysis will be conducted for up to ten movements at locations where the project adds enough traffic that available storage may need to be modified. Per TIA guidelines, the queuing evaluation is required for only the near- term analysis and will not be conducted for Cumulative Conditions.

A freeway ramp queuing analysis will be conducted for freeway ramp intersections to confirm that project trips will not result in queue backups to the project mainline or require modifications to ramp metering rates. Ramp analysis will be conducted for all study intersections with on- or off-ramps and will be evaluated for Existing and Background scenarios. Queue lengths will be reported based on Traffix analysis outputs only; no additional analysis of queuing using other traffic analysis software programs is assumed to be part of this task.

The effect of the project on transit, bicycle, and pedestrian facilities will be evaluated in terms of conflicts with existing or planned facilities or creation of hazardous conditions for bicyclists or pedestrians. Similarly, Fehr & Peers will ensure efficient linkages with existing and potential future transit, bicycle and pedestrian facilities. Fehr & Peers will present specific mitigation measures that ensure adequate pedestrian, bicycle, transit, and automobile circulation within the project site and integration with the area's existing facilities.

Task 2.6: Documentation

Fehr & Peers will document our findings in a report that will include text, graphics, and tables to describe study analysis methods and results, the potential impacts of the proposed project, and corresponding mitigation measures. Fehr & Peers will submit one hard copy of the Administrative Draft TIA report and one separately bound appendix, plus one electronic version for review by the City. This scope assumes up to 24 staff hours to respond to all comments on the Administrative Draft TIA report and prepare the Draft TIA.

Fehr & Peers will submit the Draft TIA report and Appendix for review by the City, VTA, and other agencies as applicable. This scope assumes up to 16 staff hours to respond to comments on the Draft TIA report received from the City of Santa Clara. Once the comments have been incorporated, Fehr & Peers will produce a Final TIA report and submit one hard copy and one electronic copy to City staff. Each copy will have the report and appendices bound separately.

Deliverables:

- Administrative Draft Transportation Impact Analysis
- Agency Draft Transportation Impact Analysis
- Final Transportation Impact Analysis Chapter/Appendix for the Draft EIR

Task 2.7: Response to Comments

Fehr & Peers will prepare response to comments received during the public review period regarding transportation and circulation.

Deliverables:

- Response to comments in written form

TASK 3: EIR CERTIFICATION AND ADOPTION

Fehr & Peers will assist with updates to the TIA to be included in the Final EIR based off comments received in Task 2 as well as changes adopted by either the Planning Commission or City Council.

Deliverables:

- Updated/Revised Transportation Impact Analysis Chapter/Appendix for the Final EIR

TASK 4: MEETINGS

Fehr & Peers will participate in up to 6 project team conference calls as part of this task. Fehr & Peers will also attend up to 2 public hearings as part of Specific Plan adoption.

3. David J. Powers and Associates (DJP&A) Scope of Services

Per California Environmental Quality Act (CEQA) Guidelines Section 15162, 15163, and 15164, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines that substantial changes to the project or circumstances under which the project is undertaken would result in new or greater significant impacts than previously disclosed in the certified EIR.

Modifications to the TESP may have significant impacts on air quality, greenhouse gas emissions, noise, and transportation. These resource sections will be addressed in a Subsequent EIR (SEIR), as described below.

Preparation of the Subsequent EIR

Kick-Off Meeting and Subsequent EIR Initiation

DJP&A will attend one SEIR kick-off meeting with the City and the project team to discuss the project, further refine the SEIR scope as needed, identify alternatives, and coordinate the scheduling and preparation of the SEIR.

Project Description and Notice of Preparation

DJP&A will draft a project description and provide it to the City and Perkins + Will to review for accuracy. The project description will be based on project information to be provided by Perkins + Will. A preliminary list of project information needed is included on page 8 of this scope of work. Once the project description is finalized, DJP&A will prepare the SEIR NOP.

DJP&A will prepare the NOP for circulation by the City of Santa Clara. The NOP will include a brief project description, project location map, and discussion of potential environmental effects of the project. This scope includes DJP&A attendance at one public scoping meeting for the project. The text of the SEIR will incorporate relevant issues raised in the responses to the NOP received during the 30-day NOP circulation period.

Initial Study

DJP&A will prepare an Initial Study which will be incorporated in the SEIR as an appendix to focus the SEIR on potentially significant issues pursuant to CEQA Guidelines Section 15178. The significant issues are discussed further below.

Preparation of Administrative Draft Subsequent EIR

DJP&A will prepare a SEIR consistent with the requirements of CEQA and the City of Santa Clara. The SEIR will include an introduction, summary, project description, environmental setting, discussion of environmental impacts, and mitigation measures to reduce significant impacts. The primary issues anticipated to be addressed in the SEIR are air quality, greenhouse gas emissions, noise, and transportation, as described

Introduction

The introduction to the SEIR will describe the purpose of the SEIR, provide a general overview of the CEQA process, and describe the public participation process and opportunities for input.

SEIR Summary

A summary of the SEIR will include a brief description of the proposed project and identify the impacts of the project and proposed mitigation measures in tabular format. The summary will also briefly describe the project alternatives and address any known areas of public controversy.

Project Description

The SEIR will include a project description identifying the revised development totals anticipated in the Plan Area. The project description will also include a list of project objectives, necessary discretionary actions, and decision-making agencies. Maps and graphics will be provided to illustrate the text.

Existing Environmental Setting, Impacts, and Mitigation Measures

The Administrative Draft SEIR will discuss those resource areas found to be potentially significant in the Initial Study analysis and/or those areas required to be included in the SEIR. The SEIR will provide: 1) a detailed description of the existing environmental setting; 2) impacts that may result from the proposed project; and 3) feasible mitigation measures to avoid or reduce impacts to a less than significant level. A discussion of the project's consistency with applicable plans and policies will be included with particular attention given to inconsistencies, if any are identified.

Based upon DJP&A current understanding of the project, DJP&A anticipate the key environmental issues for the project will include the following resources:

- **Air Quality** – The SEIR will evaluate air quality impacts from construction and operational emissions. Under contract with DJP&A, an air quality and greenhouse gas (GHG) assessment will be completed by Illingworth & Rodkin, Inc. (I&R) to assess impacts related to the proposed project. Construction air quality impacts associated with the project will be addressed by predicting construction period regional criteria pollutant emissions. The latest version of the CalEEMod model will be used to quantify emissions. New sensitive receptors would be placed near sources of toxic air contaminants (TACs) and fine particulate matter (PM2.5). The previous air quality assessment will be updated using screening data provided by the Bay Area Air Quality Management District (BAAQMD). The SEIR will identify existing sources of TACs and PM2.5 in the TESP area and their concentrations. These levels will be compared against BAAQMD CEQA thresholds (i.e., cancer risks of 10 cases per one million).
- **Greenhouse Gas Emissions** – GHG emissions would be computed using the CalEEMod model that is recommended by BAAQMD, as described above for air quality emissions. Default inputs for the Bay Area would be used in the model along with local information regarding transit, pedestrian, and bicycle modes of travel that would replace vehicle trips. The CalEEMod model would compute annual emissions that include traffic and indirect sources such as natural gas, electricity use, water usage, and generation of solid waste that is stored in landfills. The change in emissions compared with existing land uses assumptions would be evaluated. According to the latest version of the BAAQMD CEQA Air Quality Guidelines, GHG impacts from General Plans should be evaluated based on emissions per capita. The GHG analysis would work with City staff to develop a GHG per capita emission threshold, since plan development is anticipated to occur beyond 2020, where the BAAQMD thresholds become obsolete.
- **Noise** – The project proposes to increase the number of dwelling units and office space in the TESP area. I&R will prepare a brief noise memo which will calculate noise generated by construction activities and project-generated traffic at nearby sensitive land uses. The SEIR will assess the impacts of project construction and operation on residences in the vicinity of the Plan Area.
- **Transportation** – Modifications to the project would increase potential peak hour project- generated trips. Under contract with Perkins + Will, Fehr & Peers will prepare a Vehicle Miles Traveled (VMT) analysis per Senate Bill 743. Additionally, Fehr & Peers will update the Traffic Impact Analysis that was prepared previously for the plan area. The SEIR will analyze, at a program-level, impacts from any transportation improvements required for the project.

Pursuant to CEQA, the SEIR will also include a discussion of cumulative impacts; alternatives; growth inducing impacts; significant, unavoidable impacts; significant

irreversible environmental changes; references; and lead agency and consultants. Upon completion of the Administrative Draft Subsequent EIR, DJP&A will submit up to five hard copies of the document to the City for review and comment.

Draft Subsequent EIR and Notice of Completion

Revision of Administrative Draft Subsequent EIR/Preparation of Draft Subsequent EIR

Once the City provides DJP&A with comments on the Administrative Draft Subsequent EIR, DJP&A will revise the document and submit an electronic copy of the Screencheck Draft SEIR to the City for final review and comment. DJP&A will make any final revisions to the Screencheck Draft SEIR and prepare the Draft SEIR for public circulation. DJP&A will provide the City with up to 20 hard copies of the Draft SEIR for public distribution, a PDF of the document for posting on the City's website, as well as 15 CDs for the State Clearinghouse.

Notice of Completion

DJP&A will prepare the Notice of Completion (NOC), in accordance with the CEQA and City of Santa Clara requirements. The NOC will include a brief description of the project, the project location, and will state where copies of the Draft SEIR are available for review. DJP&A will submit an electronic draft of the NOC to the City for review and comment. DJP&A will revise and finalize the NOC based on City comments. DJP&A will transmit the NOC and copies of the Subsequent EIR to the State Clearinghouse on behalf of the City. This scope assumes the City will prepare a Notice of Availability and file it with the County Clerk.

Final Subsequent EIR, Mitigation Monitoring and Reporting program, and Other Related Items

Preparation of Final Subsequent EIR

Upon completion of the 45-day Draft SEIR circulation period, DJP&A will prepare an Administrative Draft Final SEIR. The Final SEIR will contain the following:

- List of persons and agencies who commented on the Draft SEIR;
- Responses to comments on the Draft SEIR;
- Revisions to the SEIR text, as necessary; and
- Copies of letters received on the Draft SEIR.

This scope of work assumes approximately 20 hours of Principal Project Manager time and 40 hours of Project Manager time to respond to comments. If additional effort is required to respond to the comments, it can be completed on a time and materials basis, in accordance with the fee schedule.

An electronic copy of the Administrative Draft Final SEIR will be submitted to City Staff for review. The document will be revised per the comments received, and DJP&A will provide up to 35 copies of the Final Subsequent EIR to the City for public distribution. DJP&A will also provide the City with a PDF of the document for posting on the City's website.

Preparation of Mitigation Monitoring and Reporting Program

DJP&A will prepare a draft MMRP for the project. The MMRP will summarize the mitigation measures identified, when mitigation measures will be implemented, who will be responsible for implementation, and who will provide oversight. DJP&A will submit a draft of the MMRP for the City's use with the Screencheck SEIR.

Findings

Although DJP&A are not attorneys and do not prepare legal findings, DJP&A will assist City Staff and the City Attorney in compiling information from the SEIR for findings required under CEQA Guidelines Section 15091, if requested to do so.

Notice of Determination

DJP&A will prepare a Notice of Determination (NOD), in accordance with CEQA and City of Santa Clara requirements. The NOD will include a brief project description, date of project approval, determination of the project's environmental effects, mitigation measures and conditions of approval, statement whether overriding considerations were adopted, and the location where the Final SEIR and record of project approval may be examined.

DJP&A will submit an electronic copy of the draft NOD for the City's review. Based on comments received from the City, DJP&A will revise and finalize the NOD. An electronic copy of the finalized NOD will be submitted to the City.

Meetings and Hearing Attendance, Project Management

Attendance of Meetings and Hearings

This scope of work includes DJP&A attendance at up to two project meetings and two public hearings (e.g., one Planning Commission hearing and one City Council hearing). DJP&A can attend additional public hearings or meetings requested on a time and materials basis.

Project Management

DJP&A will provide project management, contract administration, and coordination with the City and project team throughout the SEIR process. The DJP&A Project Manager will coordinate with the City on a regular basis using email and telephone communications.

Estimated Schedule

DJP&A proposes the following optimum schedule for preparation of the SEIR. DJP&A can commit to maintain the schedule in the areas that are within DJP&A control. Completion of the Subsequent EIR, as outlined in the schedule below, is based upon receipt of project information listed on the following page in accordance with the schedule. Delays in receiving requested information or responses by others will result in at least day-for-day delays in the overall schedule.

Task	Duration of Task	Time Elapsed
1. DJP&A receives authorization to proceed and requested project information	---	1 day
2. DJP&A completes project description and submits to Perkins + Will for review	1 week	Week 1
3. DJP&A receives comments on the project description from Perkins + Will and completes revisions	1 week	Week 2
4. Project Kick-Off Meeting	--	Week 2
5. DJP&A completes notice of preparation (NOP) and submits to City for review	1 week	Week 3
6. Fehr & Peers submits trip generation estimates to City for approval	2 weeks	Week 2
7. City completes review of NOP and provides comments to DJP&A	2 weeks	Week 5
8. DJP&A completes revisions to NOP based on City comments	0.5 week	Week 5
9. City approves trip generation estimates	4 weeks	Week 6
10. NOP circulation	4 weeks	Week 9
11. I&R completes air quality and GHG and noise analysis (4 weeks after traffic data is available)	6 weeks	Week 12
12. Fehr & Peers completes VMT/Traffic Impact Analysis	10 weeks	Week 16
13. City staff completes Sanitary Sewer Capacity Analysis	10 weeks	Week 16

Task	Duration of Task	Time Elapsed
14. City staff completes Water Supply Assessment*	13 weeks	Week 19
15. Preparation and Submittal of the Administrative Draft Subsequent EIR*	4 weeks	Week 23
16. Review of Administrative Draft Subsequent EIR by City Staff	5 weeks	Week 28
17. DJP&A Revises Administrative Draft Subsequent EIR, Prepare Screencheck	3 weeks	Week 31
18. Review of Screencheck Subsequent EIR by City Staff	2 weeks	Week 33
19. DJP&A Revises Screencheck Subsequent EIR and Print Subsequent EIR for Circulation	1 week	Week 34
20. Draft Subsequent EIR Circulates for 45-day Public Review	6 weeks	Week 40
21. DJP&A Prepares Administrative Draft Final Subsequent EIR	3 weeks	Week 43
22. City Staff Reviews Administrative Draft Subsequent EIR	3 weeks	Week 46
23. DJP&A Revises and Submits Screencheck Subsequent EIR	2 weeks	Week 48
24. City Staff Reviews and Approves Screencheck Final Subsequent EIR	1 week	Week 49
25. DJP&A Revises Screencheck Subsequent EIR and Prints Subsequent EIR for Circulation	1 week	Week 50
26. City Circulates Final Subsequent EIR for 10 days	1.5 weeks	Week 52
Total	+/-	
* Preparation of the Water Supply Assessment and the Sanitary Sewer Capacity Analysis can be done concurrently. The timing of the start of the analyses is contingent on other projects in the queue.		

Project Information Required

DJP&A scope and schedule are based on the assumption that DJP&A will receive the below project information concurrent with the authorization to proceed.

Perkins + Will shall provide DJP&A any and all revisions to the TESP/project description in a timely manner. If DJP&A submits an environmental review document based upon an obsolete project description, the environmental review schedule and potentially DJP&A's budget may increase, due to additional time required to revise the document and the need for possible updates to technical reports.

Plans (in PDF)

- Revised TESP pages

Project Details

- Written description of the project, including maximum development assumptions
- Utility improvements (if any)
- Right of way improvements (if any)
- Project objectives

Technical Reports

- Traffic Impact Analysis
- Water Supply Assessment
- Water Hydraulic Modeling Analysis
- Sanitary Sewer Hydraulic Modeling and Capacity Analysis

Fourth Revised Exhibit B
Fee Schedule

1. Fees

1.1. For the additional services described in the Fourth Revised Exhibit A, the cost of said services are as follows:

Contractor	Amount
Perkins + Will	$52,000
Fehr & Peers	$106,000
BKF	$6,500
Strategic Economics	On-Call[1]
David J. Powers & Associates	$84,984
SUBTOTAL AMENDMENT NO. 4	**$249,484**
Contingency	$25,516
TOTAL AMENDMENT NO. 4	**$275,000**
Original Agreement Not-To-Exceed	$759,425
Amendment No. 1	$194,870
Amendment No. 2	$186,587
Amendment No. 3	$45,550
REVISED NOT-TO EXCEED AMOUNT	**$1,461,432**

[1]Strategic Economics services are on-call and should their services be required any payments would come from the contingency amount.

2. MAXIMUM COMPENSATION

2.1. The maximum compensation the City will pay Contractor for all services provided under this Agreement shall not exceed **One Million Four Hundred Sixty-One Thousand Four Hundred Thirty-Two Dollars ($1,461,432)** during the Term of the Agreement.

AMENDMENT NO. 5
TO THE AGREEMENT FOR SERVICES
BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA,
AND
PERKINS + WILL, INC.

PREAMBLE

This agreement ("Amendment No. 5") is entered into between the City of Santa Clara, California, a chartered California municipal corporation (City) and Perkins + Will, Inc., a Delaware corporation (Consultant). City and Contractor may be referred to individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

RECITALS

A. The Parties previously entered into an agreement entitled "Agreement for Professional Services by and between the City of Santa Clara, California, and Perkins + Will, Inc.", dated April 29, 2016 (Agreement);

B. The Agreement was previously amended by Amendment No. 1 dated October 27, 2017, Amendment No. 2 dated February 4, 2019, Amendment No. 3 dated August 27, 2019, and Amendment No. 4 dated August 24, 2021, and is again amended by this Amendment No. 5. The Agreement and all previous amendments are collectively referred to herein as the "Agreement as Amended"; and

C. The Parties entered into the Agreement as Amended for the purpose of having Contractor prepare the Tasman East Specific Plan, and the Parties now wish to amend the Agreement as Amended to extend the termination date.

NOW, THEREFORE, the Parties agree as follows:

AMENDMENT TERMS AND CONDITIONS

1. Section 5 of the Agreement as Amended, entitled "Term of Agreement" is amended to read as follows:

   "Unless otherwise set forth in this Agreement or unless this paragraph is subsequently modified by a written amendment to this Agreement, the term of the Agreement shall begin on the Effective Date of this Agreement and terminate on December 30, 2023."

2. Except as set forth herein, all other terms and conditions of the Agreement as Amended shall remain in full force and effect. In case of a conflict in the terms of

the Agreement as Amended and this Amendment No. 5, the provisions of this Amendment No. 5 shall control.

The Parties acknowledge and accept the terms and conditions of this Amendment No. 5 as evidenced by the following signatures of their duly authorized representatives.

CITY OF SANTA CLARA, CALIFORNIA
a chartered California municipal corporation

Approved as to Form:

Office of the City Attorney
City of Santa Clara

Dated: 10/5/2022

Rajeev Batra
City Manager
1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax: (408) 241-6771

"CITY"

PERKINS + WILL, INC
a Delaware Corporation

Dated: 13 September 2022

By (Signature):
Name: Geeti Silwal
Title: Principal-in-Charge
Principal Place of Business Address: 2Bryant Street, Suite 300 San Francisco, CA 94107
Email Address: geeti.silwal@perkinswill.com
Telephone: (415) 856-3000
Fax: (415) 856-3001

"CONSULTANT"

Docusign Envelope ID: E3D22156-9825-4718-9B51-FE284E161619

Ebix Insurance No. S00003424

AMENDMENT NO. 6
TO THE AGREEMENT FOR SERVICES
BETWEEN THE
CITY OF SANTA CLARA, CALIFORNIA,
AND
PERKINS + WILL, INC.

PREAMBLE

This agreement ("Amendment No. 6") is entered into between the City of Santa Clara, California, a chartered California municipal corporation (City) and Perkins + Will, Inc., a Delaware corporation (Contractor or Consultant). City and Contractor may be referred to individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

RECITALS

A. The Parties previously entered into an agreement entitled "Agreement for Professional Services by and between the City of Santa Clara, California, and Perkins + Will, Inc.", dated April 29, 2016 (Agreement);

B. The Agreement was previously amended by Amendment No. 1 dated October 27, 2017, Amendment No. 2 dated February 4, 2019, Amendment No. 3 dated August 27, 2019, Amendment No. 4 dated August 24, 2021, Amendment No. 5 dated September 27, 2022, and is again amended by this Amendment No. 6. The Agreement and all previous amendments are collectively referred to herein as the "Agreement as Amended"; and

C. The Parties entered into the Agreement as Amended for the purpose of having Contractor prepare the Tasman East Specific Plan, and the Parties now wish to amend the Agreement as Amended to update the final traffic report and extend the termination date.

NOW, THEREFORE, the Parties agree as follows:

AMENDMENT TERMS AND CONDITIONS

1. Section 5 of the Agreement as Amended, entitled "Term of Agreement" is amended to read as follows:

   "Unless otherwise set forth in this Agreement or unless this paragraph is subsequently modified by a written amendment to this Agreement, the term of the Agreement shall begin on the Effective Date of this Agreement and terminate on June 30,2026."

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2. Exhibit A of the Agreement as Amended, entitled "Additional Scope of Services ", is hereby appended to include Sixth Revised Exhibit A, Scope of Services, attached and incorporated into this Amendment No. 6.

3. Exhibit B of the Agreement as Amended, entitled "Budget for Additional Scope of Services ", is hereby amended to read as shown in Sixth Revised Exhibit B, Fee Schedule, attached and incorporated into this Amendment No. 6.

4. Except as set forth herein, all other terms and conditions of the Agreement as Amended shall remain in full force and effect. In case of a conflict in the terms of the Agreement as Amended and this Amendment No. 6, the provisions of this Amendment No. 6 shall control.

The Parties acknowledge and accept the terms and conditions of this Amendment No. 6 as evidenced by the following signatures of their duly authorized representatives.

CITY OF SANTA CLARA, CALIFORNIA
a chartered California municipal corporation

Approved as to Form: Dated: 12/24/2025 | 10:39 AM PST

DocuSigned by:
Alexander Abbe
3FEAC9DC77B14CA...
GLEN R. GOOGINS
City Attorney

DocuSigned by:
Jovan D. Grogan
5E1D88DED5C343A...
JOVAN D. GROGAN
City Manager
1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax: (408) 241-6771

"CITY"

PERKINS + WILL, INC
a Delaware Corporation

Dated: 11/25/2025 | 8:46 AM PST

By (Signature): DocuSigned by: Geeti Silwal 8CEDD377E0884DE...
Name: Geeti Silwal
Title: Principal-in-Charge
Principal Place of Business Address: 2Bryant Street, Suite 300, San Francisco, CA 94107
Email Address: geeti.silwal@perkinswill.com
Telephone: (415) 856-3000
Fax: (415) 856-3001

"CONSULTANT"

Docusign Envelope ID: E3D22156-9825-4718-9B51-FE284E161619

SIXTH REVISED EXHIBIT A
SCOPE OF SERVICES

The additional services to be performed for the City of Santa Clara ("City") by the Contractor under this Amended Agreement are set forth below. The additional services include contributions from Perkins & Will (Contractor) and the following subcontractors: BKF, Fehr & Peers, David J. Powers & Partners, and Strategic Economics.

Task 1 - Project Management and Coordination:

- **Sub-Task 1.1 – Coordination and Invoicing:** Perkins & Will will continue to administer the work plan, coordinate with sub-consultants, and provide monthly invoices for the next 7 months in accordance with the project schedule. The budget for this task also reflects Perkins & Will's ongoing coordination with the City of Santa Clara and sub- consultants to finalize this ASR request.
- **Sub-Task 1.2 – Edits to Specific Plan:** Perkins & Will will coordinate with the City of Santa Clara on any edits needed to the final specific plan based on the EIR amendment.

Task 2 - Traffic Analysis: Fehr & Peers will conduct the following tasks to update our transportation analysis resulting from potential changes to the Related Santa Clara project immediately to the north of Tasman East.

- **Sub-Task 2.1 – Calle Del Mundo Lane Configuration:** The currently adopted Tasman East Specific Plan proposes a bike lane and one mixed travel lane in each direction on Calle del Mundo, along with a center two-way left-turn lane. For this task, Contractor will qualitatively analyze the removal of the westbound bike lane on Calle del Mundo, replacing it with on-street parking. As an alternative, Contractor will qualitatively analyze the removal of the center turn lane in exchange for maintaining parking and bike lanes on both sides of the street. Additionally, Contractor will analyze the possibility of a bike lane remaining on one side of Calle del Mundo.
- **Sub-Task 2.2 – Traffic Analysis Update:** Fehr & Peers will quantitatively analyze changes to the transportation network north of Tasman Drive if Lick Mill Boulevard is not extended north of Calle del Mundo. Under this scenario, Lick Mill Boulevard is proposed to be four lanes south of Tasman Drive, two lanes north of Tasman Drive, and end with a left turn onto Calle del Mundo. Bike lanes on Calle del Mundo would remain unchanged.

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This analysis will focus on Background with Project Conditions and Cumulative with Project Conditions for the following intersections:

- Intersection #16: Lick Mill Boulevard & Calle De Luna
- Intersection #17: Lick Mill Boulevard & Calle Del Mundo
- Intersection #19: Lick Mill Boulevard & Tasman Drive

- **Sub-Task 2.3 – Documentation:** Fehr & Peers will prepare a brief technical memorandum document the analysis results.

Task 3 - EIR Update: David J. Powers will conduct the following tasks to update the Specific Plan's EIR.

- **Sub-Task 3.1 – Air Quality and Greenhouse Gas Assessment:** As mentioned via e-mail on May 2, 2024, due to the recent court ruling in the California Restaurant Association v. City of Berkeley case, no city can ban the use of natural gas in new construction. The City of Santa Clara's Climate Action Plan is based, in part, on a natural gas ban. Based on discussions with the air quality consultant, Illingworth & Rodkin, Inc. (I&R), David J. Powers & Associates have determined I&R will need to update the Air Quality and Greenhouse Gas (GHG) Assessment, dated May 2023, as follows:
  - Model both the original Tasman East Specific Plan (TESP) and the increment of new growth from the TESP update using the newer California Emissions Estimator model (CalEEMod) Version 2022 for both natural gas and all electric;
  - Adjust the model to account for the inclusion of electric vehicles at a greater rate than previously assumed due to the Advanced Clean Cars Phase 2 regulation.
- The results of the modeling will be provided in the form of a technical memorandum. This will require project management and coordination time between David J. Powers and I&R.
- **Sub-Task 3.2 – Traffic Analysis Update:** The additional traffic analysis requested by the City (along with the GHG technical memorandum) will need to be incorporated into the Draft Subsequent Environmental Impact Report (EIR), which will require additional, in-house staff time. This will require project management and coordination time between David J. Powers and Fehr & Peers.

Contingency:

To ensure the consultant team can continue to support the City of Santa Clara as additional tasks arise, a contingency of $30,000 is also added. This amount would be available for use at the discretion of the City.

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Revised Exhibit B
Fee Schedule

1. Fees

1.1. For the additional services described in the Sixth Revised Exhibit A, the cost of said services are as follows:

Contractor	Amount
Perkins + Will Task 1	$21,280
Perkins + Will/ Fehr & Peers Task 2	$19,000
David J. Powers Task 3	$22,064
SUBTOTAL AMENDMENT NO. 6	$62,344
Contingency	$30,000
TOTAL AMENDMENT NO. 6	**$92,344**
Original Agreement Not-To-Exceed	$759,425
Amendment No. 1	$194,870
Amendment No. 2	$186,587
Amendment No. 3	$45,550
Amendment No. 4	$275,000
Amendment No. 5	$0
REVISED NOT-TO EXCEED AMOUNT	**$1,553,776**

[1]Strategic Economics services are on-call and should their services be required any payments would come from the contingency amount.

2. MAXIMUM COMPENSATION

2.1. The maximum compensation the City will pay Contractor for all services provided under this Agreement shall not exceed **One Million Five Hundred Fifty-Three Thousand Seven Hundred Seventy-Six Dollars ($1,553,776)** during the Term of the Agreement.

26-163 Agenda Date: 4/21/2026

REPORT TO COUNCIL

SUBJECT
Action on a Resolution of Intention for Parking Maintenance District No. 122 - Franklin Square

BACKGROUND
Parking Maintenance District No. 122 (PMD 122) was formed in 1965 for the parking lots, arcades, fountains, sidewalks, landscaping, irrigation, lights, and utilities within Franklin Square, which is bounded by Benton Street, Homestead Road (formerly known as Liberty Street), Monroe Street, and Jackson Street. There have been several changes in how maintenance and operation costs have been collected over the years. In 2002, the City Council passed a motion at a public hearing in which the City assumed all future costs for operation and maintenance, and in May 2003 adopted Resolution 7026. Under the collection method contained in Resolution 7026, the property owners contribute annually to pay for capital repairs of the parking lot and associated walkways. The fixed annual contribution from the property owners totals $14,200, less the earned interest on the accumulating balance. The City, through the General Fund, is responsible for covering the costs for annual maintenance and operations of PMD 122 and that has continued to be the arrangement through the present day. The City Council approved a Resolution Approving the Levy of Benefit Assessment upon the City of Santa Clara Parking Maintenance District No. 122 - Franklin Square in FY 2025/26, so contributions from the property owners were collected.

DISCUSSION
Adoption of the proposed resolution is the initial step necessary to set the annual budget for PMD 122. The approval process requires the preparation of a Director's Report (Attachment 1) explaining the preparation and basis of assessments; publication and posting of a Notice of Public Hearing (Attachment 2); and holding a public hearing on the annual assessments. Following approval of the subject Resolution of Intention (Attachment 3), each property owner will be sent a letter containing the proposed FY 2026/27 assessment and details on a June 9, 2026 public hearing to approve the assessments.

Per prior communications and direction from the City Council during the 2025 Priority Setting session, staff from the Department of Public Works (DPW), City Attorney's Office, and City Manager's Office have coordinated logistical items associated with initiating a paid parking program at Franklin Square. DPW staff held two meetings with the public, property owners, and tenants about the potential for paid parking. Based on that feedback, staff developed a Request for Proposals (RFP) to perform a Study, however, City Council did not approve funding for the Franklin Square Paid Parking Study at the April 7, 2026 meeting, and elected to stop any further efforts related to paid parking at Franklin Square.

Since PMD 122 is still active and has not been dissolved, the assessments will continue to be brought forward to the City Council annually. The proposed FY 2026/27 assessment to property

owners totals $7,329. Accrued interest earned in FY 2024/25 in the amount of $6,871 will be used to reach the $14,200 annual requirement. These funds are placed into an account that generates interest income and are used to pay for capital repair projects as needed. At the close of FY 2024/25, the interest-bearing account contained $178,181.

The proposed FY 2026/27 expenditure budget for PMD 122 routine maintenance and operation is $143,012, which is $3,022 above the FY 2025/26 expenditure budget of $139,990. The full-time equivalent (FTE) position allocated to PMD remains unchanged at 0.50 FTE. The 2.2% increase in the expenditure budget in FY 2026/27 is due to small cost of living adjustments for labor, contractual services, and operating supplies, as well as adjustments to the City's Cost Allocation Plan (CAP).

The operating budget includes funding for routine maintenance and operation performed by DPW, as well as contractors. This includes regular maintenance for landscaping, trees, public litter cans, and parking lot/walkway sweeping. Routine maintenance and operation of PMD 122 is funded by the General Fund. In FY 2025/26 staff made repairs to several lighting fixtures that were out of service within the parking lots and associated walkways.

In FY 2026/27, staff will be updating parking lot and associated walkway lighting to LED. The final FY 2026/27 expenditure budget includes $87,000 for exceptional maintenance and improvements. The total PMD 122 FY 2026/27 budget of $230,012 includes both routine maintenance, and exceptional maintenance and improvement costs. These capital repairs will be funded by property owner contributions, which will be transferred from the interest-bearing account. Concurrently, DPW is exploring SVP rebates and loan opportunities that could help reduce costs if the project meets eligibility requirements.

Pursuant to the 2002 City Council action, staff is recommending the adoption of the subject Resolution of Intention; setting a public hearing date of June 9, 2026, to approve the Director's Report for FY 2026/27; and the authorization of the publication and posting of the public hearing. The assessments to the property owners cannot be sent out until the Director's Report is approved at a public hearing. A conference call with the property owners to discuss these requirements has been scheduled for May 13, 2026. Notices for the public hearing will be sent out following adoption of the subject Resolution of Intention.

Staff has previously provided responses to Council questions about the procedures for modifying and dissolving PMD 122 as well as paid parking. Those reports are included as Attachments 4 and 5.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(4) in that it is a fiscal activity that does not involve any commitment to any specific project which may result in a potential significant impact on the environment.

FISCAL IMPACT

Approval of the proposed assessment maintains the funding source for future capital repairs to parking lots and walkways located within Franklin Square. The City's General Fund remains as the funding source for routine maintenance and operating costs for the Downtown Parking Maintenance District. The preliminary proposed FY 2026/27 expenditure budget for Parking Maintenance District No. 122 is $230,012, which is inclusive of the $87,000 of capital repairs funded by property owner

assessments and subject to appropriation of funds. If the City Council does not approve charging property owners their portion of the proposed FY 2026/27 assessment of $7,329 as per PMD 122, the property owners will be relieved of this requirement for the fiscal year and will not make any contributions towards future capital repairs.

COORDINATION

This report has been coordinated with the Finance Department and the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

1. Adopt a Resolution of Intention to order that the alternative method for the levy of benefit assessment be made applicable to the City of Santa Clara Parking Maintenance District No. 122;
2. Set a hearing date of June 9, 2026, to approve the Director's Report FY 2026/27; and
3. Authorize the publication, mailing, and posting of the Notice of Public Hearing as stated in the Resolution of Intention.

Reviewed by: Craig Mobeck, Director of Public Works
Approved by: Jovan Grogan, City Manager

ATTACHMENTS

1. Director's Report FY 2026/27
2. Notice of Public Hearing
3. Resolution of Intention
4. Agenda Report 22-1672 from January 25, 2022
5. Agenda Report 22-713 from June 21, 2022

DIRECTOR'S REPORT

CITY OF SANTA CLARA

PARKING MAINTENANCE DISTRICT NO. 122

FISCAL YEAR 2026/27

April 21, 2026

ASSESSMENT FORMULA

Fiscal Year 2026/27
City of Santa Clara, California

Parking Maintenance District No. 122

The formula upon which the annual assessment levy, for the payment of the costs and expenses of maintaining and operating the improvements, and providing funds for future parking lots and associated walkways, exceptional maintenance and improvements, within Parking Maintenance District No. 122, including the costs and expenses incidental thereto, will be apportioned according to benefits among the several lots or parcels of property within the Maintenance District for the Fiscal Year 2026/27 is as follows:

- Costs and expenses are to be shared between the City and property owners as below:

    a. City shall pay for the operation and maintenance cost on a 100% basis.
    b. Property owners shall pay $14,200 annually, less interest from prior years' property owners operation and maintenance assessments as of June 30, 2002, to be kept in a fund to be used towards future exceptional maintenance and improvements of parking lots and associated walkways and appurtenances.

- Each assessment shall be determined on the basis of the gross floor area of the building located upon the lot or parcel of property assessed.

- For the purposes of the formula herein, gross floor area shall mean that area computed from the outside dimensions of the building and not excluding corridors and other design features and aggregated for each additional story or mezzanine floor and any basement area.

DIRECTOR'S REPORT

ASSESSMENT for Fiscal Year 2026/27 City of Santa Clara, California

Parking Maintenance District No. 122

I, Craig Mobeck, Director of Public Works for the City of Santa Clara, California, pursuant to the provisions of Section 16.10.490 of the Code of the City of Santa Clara, hereby make this report and following benefit assessment to cover the costs and expenses of maintaining and operating the improvement within Parking Maintenance District No. 122 of said City, including the costs and expenses incidental thereto, to be paid by said Maintenance District.

The amount to be paid therefor by said Maintenance District for the Fiscal Year 2026/27 is as follows:

Expenditures	**As Preliminarily Approved**	**As Finally Approved**
Routine Maintenance & Operation	$143,012.00	$
Exceptional Maintenance and Repairs	$87,000.00	$
TOTAL COST	**$230,012.00**	**$**
Funding for FY 2026/27 Expenditures		
Exceptional Maintenance & Improvement From Fund Balance Reserve	$87,000.00	$
Contribution from City General Fund (001)	$143,012.00	$
TOTAL	**$230,012.00**	**$**
Property Owner Assessment		
Owner's Annual Assessment	$14,200.00	$
Less Accrued Interest of Owner's Fund Balance	[$6,871.00]	$
TOTAL NET ASSESSMENT *(Goes to Fund Balance Reserve)*	**$7,329.00**	**$**

And I do hereby assess and apportion the amount said costs and expenses, including the costs and expenses incidental thereto, upon the several lots or parcels of property liable therefor and benefited thereby, in proportion to the benefits to be received by such lots or parcels of property, from the maintenance and operation thereof and more particularly set forth in the list hereto attached and by reference made a part hereof.

Each lot or parcel of land is described in the assessment list by reference to its parcel number as shown on the assessor's maps of the County of Santa Clara for the Fiscal Year 2026/27 to the right of the parcel numbers and include all of such parcel.

Dated:_____

_____
Craig Mobeck, Director of Public Works

BUDGET

Fiscal Year 2026/27
City of Santa Clara, California

Parking Maintenance District No. 122

Expenditures	As Preliminarily Approved	As Finally Approved	
Maintenance & Operation:	$143,012.00	$	Labor, materials, supplies, and equipment to maintain Parking Maintenance District No. 122 including, but not limited to water, sewer, and electrical costs, sweeping of parking lots and mall area, maintenance of pavement, striping, landscaping, mall fountains, City supervision (50% of labor and fringe benefits of Street Maintenance Worker I).
Exceptional Maintenance and Improvements of Parking Lots and Associated Walkways	$87,000.00	$	LED upgrades to lighting within parking lots and associated walkways.
TOTAL COST	**$230,012.00**	**$**	

Funding for FY 2026/27 Expenditure

Owner's Reserve for Exceptional Maintenance & Improvement Fund Balance:	[$87,000.00]	$
Contribution from City General Fund (001):	[$143,012.00]	$
Owner's Annual Assessment	**$14,200.00**	**$**
Less Accrued Interest on Owners' Fund Balance:	[$6,871.00]	$
Total Net Assessment:	**$7,329.00**	**$**

ASSESSMENT

Fiscal Year 2026/27
City of Santa Clara, California

Parking Maintenance District No. 122

Name & Address of Owner	Assessor's Parcel Number	(2) As Finally Confirmed	(1) As Preliminarily Approved	Gross Floor Area (sq. ft.)	% of Total Floor Area
Green Valley Corporation 777 N. First Street, 5th Floor San Jose, CA 95112	269-22-111	$	$1,532.28	13,305.22	20.907
Ramiro Hermosillo Trust 3121 Riddle Rd. San Jose, CA 95117	269-22-110	$	$ 810.07	7,034.13	11.053
John DeMartini Trustee & Et al. P.O. Box 3460 Los Altos, CA 94024	269-22-108	$	$ 980.47	8,513.76	13.378
David DeLozier Trustee 1162 Carmel Way Santa Clara, CA 95050	269-22-098	$	$ 857.49	7,445.88	11.700
Thomas Hui and Yifeng Teng Trustee Et al. 5719 Dimas Court Pleasanton, CA 94566	269-22-103	$	$ 159.77	1,387.35	2.180
Alice May-Wan Chan 20015 Bella Vista Saratoga, CA 95070	269-22-102	$	$ 92.20	800.59	1.258
Ross L. Peterson Et al. 822 Comstock Drive Folsom, CA 95630	269-22-105	$	$ 230.79	2,004.02	3.149

ASSESSMENT

Fiscal Year 2026/27
City of Santa Clara, California

Parking Maintenance District No. 122

Name & Address of Owner	Assessor's Parcel Number	(2) As Finally Confirmed	(1) As Preliminarily Approved	Gross Floor Area (sq. ft.)	% of Total Floor Area
Robert Freitas Et al. 255 Washington Street Milpitas, CA 95035	269-22-104	$	$ 191.73	1,664.82	2.616
Gillmor Properties LLC 1201 Franklin Mall Santa Clara, CA 95050	269-22-113	$	$ 247.80	2,151.67	3.381
Mitchell-Ruffo LLC 16200 Greenwood Lane Monte Sereno, CA 95030	269-22-106	$	$ 918.54	7,976.00	12.533
Vitarelli Family LP 925 Circle Drive Santa Clara, CA 95050	269-22-101	$	$ 253.95	2,205.13	3.465
Vitarelli Family LP 925 Circle Drive Santa Clara, CA 95050	269-22-100	$	$ 142.04	1,233.34	1.938
Gillmor Properties LLC 1201 Franklin Mall Santa Clara, CA 95050	269-22-115	$	$ 693.98	6,026.07	9.469
Gillmor Properties LLC 1201 Franklin Mall Santa Clara, CA 95050	269-22-114	$	$ 217.89	1,892.02	2.973
TOTAL		**$**	**$7,329.00**	**63,640.00**	**100%**

I, the Assistant City Clerk of the City of Santa Clara, hereby certify that the foregoing assessment in the amounts set forth in Column (2) unless Column (2) is blank, in which event the amounts in Column (1) apply, was approved and confirmed by the City Council of said City on _____, 2026.

_____
Nora Pimentel, MMC
Assistant City Clerk
City of Santa Clara

City of Santa Clara

Notice of Public Hearing Regarding the Levy of Benefit Assessment Applicable to the Santa Clara Parking Maintenance District No. 122, and Approval of Distribution of Director's Report Fiscal Year 2026/27

NOTICE IS HEREBY GIVEN that the Director of Public Works has requested a report, in writing, to be prepared and filed with the City Clerk, which provides the basis for the levy of benefit assessments for the costs of maintenance and operation on all lots or parcels of property within said maintenance district. Said report sets forth the amounts to be provided in the budget for maintenance and operation; a description of each lot or parcel of property in the maintenance district, by a legal description, assessor's parcel number or other description sufficient to identify the same; and the amount of assessment to be levied for the fiscal year 2026/27 against each lot or parcel of property. Said report is open to public inspection.

Said report will be heard by the City Council at its regularly scheduled meeting to be held on Tuesday, June 9, 2026, at 7:00 p.m., or as soon thereafter as the matter may be heard in chambers and virtually as the location, at which time said Council will examine said report and hear all persons interested therein. Any interested owner, objecting to the amount of the assessment on any lot or parcel of property owned by him, may file with the City Clerk at or before the hour fixed for hearing a protest, in writing, signed by him, describing the lot or parcel of property so that it may be identified, and stating the grounds of his/her protest, and may appear at said hearing and be heard in regard thereto.

The City of Santa Clara is conducting City Council meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

- Via Zoom:
  - o https://santaclaraca.zoom.us/j/99706759306

    Meeting ID: 997-0675-9306

  - o Phone 1(669) 900-6833

How to Submit Written Public Comment Before City Council Meeting:

1. Use the eComment tab located on the City Council Agenda page https://santaclara.legistar.com/Calendar.aspx. eComments are directly sent to the iLegislate application used by City Council and staff and become part of the public record. eComment closes 15 minutes before the start of a meeting.
2. By email to clerk@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to the Council and will be uploaded to the City Council Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email. **NOTE**: Please note eComments and Emails received as public comment will not be read aloud during the meeting.

Americans with Disabilities Act (ADA): In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1-408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

Please see the above-mentioned options citizens may participate in the upcoming hearing. Submit written and/or oral comments directly to the City Clerk, 1500 Warburton Avenue, Santa Clara, California, 95050; telephone 408-615-2220.

Nora Pimentel, Assistant City Clerk

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA, OF INTENTION TO ORDER THAT THE ALTERNATIVE METHOD FOR THE LEVY OF BENEFIT ASSESSMENT BE MADE APPLICABLE TO CITY OF SANTA CLARA PARKING MAINTENANCE DISTRICT NO. 122, PROVIDING FOR NOTICE OF HEARING THEREON, APPROVING THE DIRECTOR'S REPORT FOR DISTRIBUTION, AND PROVIDING FOR NOTICE OF HEARING ON DIRECTOR'S REPORT FOR FISCAL YEAR 2026/27

WHEREAS, pursuant to Sections 10107 and 10108 of Chapter 2, Division 12 of the Streets and Highways Code of the State of California, and Chapter 26 of Part 3 of Division 7 of said Code, all as provided in Chapter 16.10 of the Code of the City of Santa Clara, on the 30th day of March, 1965, this Council adopted its Resolution No. 1581, a Resolution creating "City of Santa Clara Parking Maintenance District No. 122" ("Parking Maintenance District") in the City for the purpose of paying the costs and expenses of acquiring, constructing, reconstructing, installing, extending, enlarging, repairing, improving, maintaining and operating public automobile parking places, covered pedestrian lanes and walkways, fountains, and landscaping therein then existing or thereafter to be constructed in and for the Parking Maintenance District, and of benefit to said maintenance district, but not of benefit to the City of Santa Clara as a whole, including the cost of necessary repairs, replacements, water, fuel, power, gas, electric current, care, supervision and any and all other items necessary for the proper maintenance and operation thereof, and all additions, improvements and enlargements thereto which may thereafter be made;

WHEREAS, said proceedings provided that this Council shall, in addition to all other taxes, annually fix and levy a special assessment tax upon the real property (land and improvements) within the Parking Maintenance District as therein provided, sufficient to raise a determined amount of money to pay all or part of said costs of maintenance and operation;

WHEREAS, the Council shall decide whether or not the costs of maintenance and operation of said public improvements shall be borne wholly or partially by the property owners within said

Parking Maintenance District;

WHEREAS, on the 8th day of April, 1980, this Council adopted its Ordinance No. 1401 providing for an alternative method for annually fixing and levying a special benefit assessment within maintenance districts within the City for said purpose;

WHEREAS, on the 16th day of January, 1996, this Council adopted its Resolution No. 6105 ordering that seventy-five (75%) percent of the costs and expenses of maintaining and operating said public improvements beginning with fiscal year 1996-97, within the Parking Maintenance District, including the cost of necessary repairs, replacements, water, fuel, power, gas, electric current, care, supervision and any and all other items necessary for the proper maintenance and operation thereof shall annually be assessed either partly or wholly upon the lots and parcels of property within the Parking Maintenance District benefited thereby in accordance with the formula set forth, and that the City shall be responsible for the balance of the costs and expenses;

WHEREAS, on June 26, 1996, sufficient Ballots were received to approve the continuation of the Parking Maintenance District;

WHEREAS, on the 9th day of July, 2002, this Council, after a public hearing on the determination of the allocation of maintenance and operation costs and annual assessments, passed a motion wherein, due to the benefit to the public and the City of the improvements, the City assumed all future costs for operation and maintenance of Parking Maintenance District No. 122 and the property owners would contribute $14,200 annually, less earned interest on the accumulating balance, to pay for capital repairs of the parking lots and associated walkways;

WHEREAS, procedures of approval require the preparation of a Report on how the assessments were prepared and based, notice of hearing, and public hearing on the annual assessments;

WHEREAS, this Council intends to order an alternative method by which annual assessment levies for the payment of said costs and expenses will be apportioned according to special

benefits among the several lots or parcels of property within the Parking Maintenance District pursuant to Section 16.10.490 and 16.10.500 of the Code of the City of Santa Clara;

WHEREAS, the City's Director of Public Works has made and filed with the City Clerk a written report ("Report") setting forth the budget, the formula for the annual assessment levy, a description of each lot or parcel of property to be assessed and the amount of the assessment to be levied against each lot or parcel of property in accordance with said formula; and

WHEREAS, said Council has duly considered said report and each and every part thereof, and finds that each and every part of said report is sufficient, and that neither said report, nor any part thereof requires or should be modified in any respect.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That this Council hereby determines that the costs and expenses of the maintenance and operation of the public automobile parking places, covered pedestrian lanes and walkways, fountains and landscaping within the City of Santa Clara Parking Maintenance District No. 122 cannot be appropriately financed pursuant to Sections 10107 and 10108 of Chapter 2, Division 12 of said Streets and Highways Code, and Chapter 26 of Part 3 of Division 7 of said Code, all as provided in Section 16.05.050 of the Code of the City of Santa Clara. This Resolution is therefore adopted and proceedings are being taken pursuant to Section 16.10.490 and Section 16.10.500 of said Code of the City of Santa Clara to provide for an alternative method for the levy of benefit assessments for said purposes.

2. That it is the intent of this Council to order that an amount of $14,200 less any earned interest on accumulated balance, is needed annually to be assessed towards the costs of capital repairs of the parking lots and associated walkways and thereof shall annually be assessed either partly or wholly upon the lots and parcels of property within said maintenance district benefited thereby in accordance with the formula set forth, and that the City shall be responsible for the costs and expenses of maintaining and operating said public improvements within the Parking Maintenance District, including the cost of necessary repairs, replacements, water, fuel,

power, gas, electric current, care, supervision and any and all other items necessary for the proper maintenance and operation.

3. That a statement of the formula upon and by which annual assessment levies for the payment of said costs and expenses will be apportioned according to benefits among the several lots or parcels of property within said maintenance district is as follows:

A. Each assessment shall be determined on the basis of the gross floor area of the building located upon the lot or parcel of property assessed.

B. For the purposes of the formula herein, gross floor area shall mean that area computed from the outside dimensions of the building and not excluding corridors and other design features and aggregated for each additional story or mezzanine floor and any basement area.

4. That the City's Director of Public Works has caused to be prepared and filed with the City Clerk a written report, which provides the basis for the levy of benefit assessments for said capital repairs of the parking lots and associated walkways, and the cost of maintenance and operation on all lots or parcels or property within the Parking Maintenance District. Said report sets forth the amounts to be provided in the budget for maintenance and operation, a description of each lot or parcel of property in the maintenance district, by a legal description, assessor's parcel number or other description sufficient to identify the same, and the amount of assessment to be levied for the fiscal year 2026/27 against each lot or parcel of property. The City Council directs the City Clerk to make the report open to public inspection.

5. NOTICE IS HEREBY GIVEN that Tuesday the 9th day of June, 2026 at the hour of 7:00 p.m. at the regular meeting place of the City Council in the Council Chambers at City Hall, 1500 Warburton Avenue, Santa Clara, California, be fixed as the time and place when and where this Council will hear any and all objections in relation to said alternative method for the levy of benefit assessments and said formula and when and where this Council will examine said report and hear all persons' interest therein. Any interested owner objecting to said alternative method

for the levy of benefit assessments or to said formula or to the amount of the assessment on any lot or parcel of property owned may file with the City Clerk at or before the hour fixed for hearing an objection, describing the lot or parcel of property owned so that it may be identified, and stating the grounds of objection, and may appear at said hearing and be heard with regard thereto.

6. NOTICE IS HEREBY GIVEN that Wednesday, the 13th day of May, 2026 at the hour of 4:00 p.m. through 4:30 p.m. a teleconference meeting will be hosted by Colleen Trostle, Acting Department of Public Works Deputy Director to present and discuss the Director's Report.

7. No written ballots are required to be completed and returned.

8. The City Clerk is hereby authorized and directed to a) post a copy of notice of hearing on or near the Council Chamber door or any bulletin board in or adjacent to the City Hall, and b) publish once in a newspaper of general circulation, and c) mail notice to all property owners located within the District.

9. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE ___ DAY OF _____, 2026, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. Director’s Report FY 2026/27

22-1672 Agenda Date: 1/25/2022

REPORT TO COUNCIL

SUBJECT
Update on Discussions with Parking Maintenance District No. 122 - Franklin Square (PMD 122) Property Owners Regarding Council's Request to Explore Increased Contributions for Operations and Maintenance Costs

COUNCIL PILLAR
Deliver and Enhance High Quality Efficient Services and Infrastructure

BACKGROUND
Parking Maintenance District No. 122 (PMD 122) was formed in 1965 for the parking lots, arcades, fountains, sidewalks, landscaping, irrigation, lights, and utilities within Franklin Square, which is bounded by Benton Street, Homestead Road (formerly known as Liberty Street), Monroe Street, and Jackson Street. There have been several changes in how maintenance and operations costs have been collected over the years and in 2002 the City Council passed a motion at a public hearing in which the City assumed all future costs for operation and maintenance and in May 2003 adopted Resolution 7026. Under the collection method contained in Resolution 7026, the property owners contribute annually to pay for capital repairs of the parking lot and associated walkways. The fixed annual contribution from the property owners totals $14,200, less the earned interest on the accumulating balance. The accumulated balance in the account is $144,887 as of October 2021.

The City, through the General Fund, is responsible for covering the costs for annual maintenance and operations of PMD 122 and that has continued to be the arrangement through the present day. In FY 2021/22, the City budgeted $138,163 to cover the day-to-day maintenance of PMD 122.

On several occasions Council has discussed the allocation of PMD 122 costs because the City pays for all of the day-to-day maintenance and there was sentiment by some members of the Council that the property owners should pay some of these costs, similar to how PMD 122 was funded prior to 2003. On May 4, 2021, Council directed staff to engage PMD 122 property owners and discuss opportunities for reallocating operations and maintenance costs more equitably between the City and property owners since costs have increased since 2003. Later in this report, the State law process for administering PMD 122 is provided but, in short, any change requires a favorable voter outcome of those impacted by the assessment. It should be noted that regardless of changes to the funding allocations in the PMD, the City is responsible for the upkeep and maintenance of the City-owned improvements at Franklin Square. Absent changes to the funding allocations, only changes to the level of service of upkeep and maintenance could reduce the City's share of the annual maintenance cost.

DISCUSSION
Staff developed a plan to implement this request which included property owner coordination and

engagement, a survey, and follow up with Council.

Property Owner Engagement July 2021
All PMD 122 property owners were contacted and invited to a virtual meeting on July 12, 2021. At this meeting, staff summarized the background of the past and current PMD 122 cost sharing arrangements and the direction from the Council to engage property owners to see if they are amenable to paying a portion of the operations and maintenance costs which have risen over the last 19 years. The property owners conveyed some of their concerns about PMD 122 and were encouraged to propose funding alternatives for consideration and ask questions. A copy of the minutes from the July 12 meeting was distributed to all the property owners following the meeting and can be viewed in Attachment 1.

Survey
Following the meeting, staff developed a series of survey questions designed to gauge property owners' amenability to contributing to the annual maintenance. In general, the purpose of the survey was to gauge the property owners' willingness to shift a portion of the PMD 122 operations and maintenance costs to the property owners. A virtual meeting was scheduled for October 21, 2021 to review the draft survey questions with the property owners to ensure that everyone understood the questions and to receive suggestions prior to finalizing the survey and sending it out. Prior to the meeting, the City was contacted by David DeLozier who indicated that the property owners had been discussing this item and were not in support of changing the current cost allocations included in PMD 122. Mr. DeLozier indicated that the property owners would be submitting a petition that would also include the merchants.

Property Owner and Merchant Petition
The property owners and merchants circulated a petition for no changes to PMD 122, which was signed by all the property owners and most of the merchants. The signed petition (Attachment 2) was submitted to staff on October 19, 2021 which made it clear that a survey was not necessary to gauge PMD property owners' interest in financially contributing to operations and maintenance.

Property Owner Engagement October 2021
All PMD 122 property owners were contacted and invited to a virtual meeting on October 21, 2021. The initial purpose of the meeting was to review proposed survey questions developed by staff to ensure that the property owners understood the questions and to get their input to see if any of the language needed to be modified to make the questions more clear. At the end of the meeting it was determined that due to the petition from the property owners, there was no need to proceed with the survey. Staff discussed next steps with the property owners in attendance and indicated a report would be prepared for Council at a meeting to take place in early 2022. A copy of the minutes from the October 21 meeting can be viewed in Attachment 3.

During prior meetings, Council had raised questions about the procedures for modifying and dissolving PMD 122. Staff has included the information on both of those processes below.

Process for Modifications to PMD 122
Any decision by the Council to increase the assessment (e.g., to increase the property owners' share of operation, maintenance, and capital costs or to modify the formula used to calculate the amount of the assessment levied on any individual parcel) must follow the assessment balloting procedure required by Proposition 218. That procedure consists of three basic steps:

(1) Notice to Property Owners - Mailed notice of the proposed modification to the 11 property owners within PMD 122. The notice must contain the following information: the total amount to be assessed across PMD 122; the amount chargeable to each parcel individually; the duration of the payments; the basis upon which the assessment was calculated; the date, time, and location of the public hearing on the proposed modification; and a ballot on which the owner can indicate support for or opposition to the proposed modification.
(2) Public Hearing - At least 45 days after the date of the mailed notice, the Council must hold a public hearing to consider protests and tabulate the ballots on the proposed assessment.
(3) Ballot Tabulation - Ballots are weighted according to the proportional financial obligation of the affected property. For PMD 122, the assessments are calculated based on the gross floor area of the building(s) on each parcel and therefore the ballots would be weighted accordingly. If the ballots submitted in opposition exceed the ballots submitted in support, then the City may not impose the modified assessment.

Process for Dissolving PMD 122

Proposition 218 does not govern the dissolution of PMD 122 because dissolution has the effect of eliminating, rather than increasing, the assessment. Therefore, only the City Code and Streets and Highways Code would apply. Under those laws, dissolution is not subject to the approval of property owners within the district. The Council can dissolve the maintenance district by: (1) adopting a resolution of intention to dissolve the district; (2) between 10 and 30 days later, conducting a public hearing on the dissolution; and, (3) adopting a resolution dissolving the district. A resolution dissolving the district would only need a simple Council majority to pass. If Council votes to dissolve PMD 122, extraordinary maintenance activities can continue to utilize PMD 122 assessment funds until the balance is exhausted. After the funds are exhausted the City would be required to fund the extraordinary maintenance in its entirety.

Staff notes that as a practical matter, dissolution would merely eliminate the property owners' assessments as a funding source for capital improvement costs. Dissolution would not relieve the City's responsibility for upkeep and maintenance of the City-owned improvements at the Franklin Square Mall. As such, the Council direction to determine how property owners pay more for services offered through PMD 122 would not be achieved.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

FISCAL IMPACT

There is no fiscal impact associated with this report.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website

and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov>.

RECOMMENDATION
Note and file this informational report.

Reviewed by: Craig Mobeck, Director of Public Works
Approved by: Deanna J. Santana, City Manager

ATTACHMENTS
1. July 12, 2021 minutes from meeting with PMD 122 property owners
2. Signed petition
3. October 21, 2021 minutes for meeting with PMD 122 property owners

REPORT TO COUNCIL

SUBJECT
Informational Report Regarding Council's Request to Explore Alternatives to Fund Operations and Maintenance Costs for Parking Maintenance District No. 122 - Franklin Square

COUNCIL PILLAR
Deliver and Enhance High Quality Efficient Services and Infrastructure

BACKGROUND
Parking Maintenance District No. 122 (PMD 122) was formed in 1965 for the parking lots, arcades, fountains, sidewalks, landscaping, irrigation, lights, and utilities within Franklin Square, which is bounded by Benton Street, Homestead Road (formerly known as Liberty Street), Monroe Street, and Jackson Street. There have been several changes in how maintenance and operations costs have been collected over the years and in 2002 the City Council passed a motion at a public hearing in which the City assumed all future costs for operation and maintenance and in May 2003 adopted Resolution 7026. Under the collection method contained in Resolution 7026, the property owners contribute annually to pay for capital repairs of the parking lot and associated walkways. The fixed annual contribution from the property owners totals $14,200, less the earned interest on the accumulating balance. As of December 31, 2021, the interest-bearing account contained $145,305.

The City, through the General Fund, is responsible for covering the costs for annual maintenance and operations of PMD 122 and that has continued to be the arrangement through the present day. In FY 2022/23, the City proposed a budget of $137,521 to cover the day-to-day maintenance of PMD 122.

On several occasions Council has discussed the allocation of PMD 122 costs because the City pays for all of the day-to-day maintenance and there was sentiment by some members of the Council that the property owners should pay some of these costs, similar to how PMD 122 was funded prior to 2003. On May 4, 2021, Council directed staff to engage PMD 122 property owners and discuss opportunities for reallocating operations and maintenance costs more equitably between the City and property owners since costs have increased since 2003. Staff completed that request and on January 25, 2022, a summary report was provided to Council, (RTC 22-1672, Attachment 1), explaining that the property owners were not in favor of changing the cost allocations of PMD 122.

DISCUSSION
At the Council Meeting on April 19, 2022, there was additional discussion on the topic of increasing PMD 122 costs, so the property owners contribute towards the annual operation and maintenance costs of Franklin Square. Council requested that staff explore alternative funding mechanisms that may assist the City in recovering money for annual maintenance and operations and return to Council with that information. As discussed in the background section staff already spent time working with the property owners over the course of several months. There are no additional options

to increase contributions since the property owners already expressed to the City that they are not interested in an increase, and increases cannot be assessed unless the property owners agree by ballot. One other option that came up during the April 19, 2022 Council meeting involved the concept of implementing paid parking at Franklin Square.

Currently, the City of Santa Clara does not operate paid parking areas and any consideration of changing to paid parking at Franklin Square would require a study that includes items such as:

- Evaluating on street parking and parking lots that are part of Franklin Square
- Obtaining parking counts
- Conducting outreach events with business owners, tenants, adjacent neighborhoods and public
- Evaluating different paid parking strategies and cost ranges
- Analyzing options for designing, installing, and maintaining paid parking equipment
- Reviewing enforcement strategies and potential costs
- Preparing a financial analysis of improvement costs, maintenance costs, paid parking revenues and potential profits
- Assessing potential impacts to on street parking in adjacent neighborhoods

Staff estimates a study like the effort described above could cost up to $150,000 and could take approximately 18 months to complete. The funding source for this effort would be the General Fund so if there is a Council desire to move forward with this type of study then it should be discussed and prioritized during the City's Priority Setting Session.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

FISCAL IMPACT

There is no fiscal impact associated with this report.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

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RECOMMENDATION

Note and file this informational report.

Reviewed by: Craig Mobeck, Director of Public Works
Approved by: Rajeev Batra, City Manager

ATTACHMENTS
1. Agenda Report 22-1672 from January 25, 2022

26-164 Agenda Date: 4/21/2026

REPORT TO COUNCIL

SUBJECT

Adoption of a Resolution of Intention for Maintenance District No. 183 - Santa Clara Convention Center Complex

BACKGROUND

In April 1980, the City Council adopted an ordinance providing an alternative method for annually fixing and levying a special benefit assessment for the maintenance districts in the City of Santa Clara. That ordinance (SCCC Section 16.10.490) was required because Proposition 13 prohibited the City from continuing its prior practice of assessing maintenance costs based upon assessed value. The ordinance requires that an annual report is prepared for each maintenance district, which would set the budget for the ensuing year and the formula for the annual assessment levy, and provide a description of each property, including the amount of assessment to be levied against each lot.

The original lease agreements between the Redevelopment Agency of the City of Santa Clara, Santa Clara Convention Hotel Limited Partnership (Hotel), and SCCC Associates II (Techmart) provided for the formation of the District. These agreements also served to apportion the funds necessary to maintain and operate the common improvements serving the Convention Center, Hotel, and Techmart. Hudson Techmart Commerce Center L.L.C. currently owns Techmart, Hyatt Regency Santa Clara is the current Hotel owner, and the Convention Center building is owned by the City of Santa Clara. Each of these three parties is responsible for a share of the FY 2026/27 maintenance assessment, which is set by the annual budget.

In June 1986, Council Adopted Resolution 5081 that formed the Santa Clara Convention Center Complex - Maintenance District 183 (MD 183) and established the mechanism for funding maintenance and operations on an annual basis. There are three components of this annual funding. The first component is the overall cost of maintaining and operating the general infrastructure consisting of things such as pavement, sidewalk, walkways, covered walkways, signs, landscaping etc. The cost for maintaining these items is allocated as follows: 39.64 percent to the City of Santa Clara (City), 22.94 percent to the Hyatt Regency Hotel (Hyatt) and 37.42 percent to Hudson Techmart Commerce Center LLC (Techmart). The second component includes the cost of maintaining and operating permanent parking controls such as fixed signage, electronic signage and other parking-related equipment. The cost for these items is allocated at 30.04 percent to the City, 22.12 percent to the Hyatt, and 47.84 percent to Techmart.

The third and final component includes the overall costs for maintaining and operating temporary parking controls such as movable barriers, temporary parking attendants and guards, adjustable gates, and signage. The cost for these items is allocated at 78.72 percent to the City, 10.64 percent to the Hyatt, and 10.64 percent to Techmart.

DISCUSSION

The annual assessment for MD 183 maintains common improvements including, but not limited to, surface and structural parking areas (parking garage), landscaping, roadway, pedestrian bridges, space frames, fountains, and exterior lighting. In addition to the costs of maintaining and operating the common improvements, the proposed total cost includes expenses related to the City's cost to administer the District, insurance, and utilities.

City staff prepared a draft Director's Report for FY 2026/27 (Attachment 1), which shows the formula for the annual assessment levy, parcel descriptions, and amount of assessment to be levied against each parcel. Based on that report, the total FY 2026/27 annual budget for MD 183 is $2,543,225, which will be funded through the City ($1,163,014), Hyatt ($534,093), and Techmart ($846,118). The report has been delivered to each property owner in the District, and a copy has been filed with the City Clerk's Office. Discussions between staff, property owners and all interested tenants were conducted via email correspondence and at a meeting held on March 3, 2026. A second meeting was held to continue discussions about the Director's Report on April 7, 2026.

The Director's Report for FY 2026/27 shows an annual budget increase this year due to a large project to refinish the waterproof coating on the third level of the garage. The property owners discussed the approach to funding this project and concurred to complete it in phases over the next six years. Each of those years is expected to have a similar increase as the total project is estimated at approximately $2.5 to $3 million. The property owners decided to phase this into a multi-year project as opposed to completing it in a single year due to budget concerns.

In conjunction with preparing the report, the Council is required to hold a public hearing, prior to which a Notice of Public Hearing (Attachment 2) will be posted and published in the Santa Clara Weekly. As recommended in this report, a Resolution of Intention for Maintenance District No. 183 for FY 2026/27 (Attachment 3) has been prepared and sets June 9, 2026 as the public hearing date. If the Council approves the budget on June 9, the confirmed assessments will be sent out by the City for collection.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(4) in that it is a fiscal activity that does not involve any commitment to any specific project which may result in a potential significant impact on the environment.

FISCAL IMPACT

The total FY 2026/27 maintenance cost for Maintenance District No. 183 is estimated at $2,543,225 which will be funded by the MD 183 partners. Approval of the assessment would result in the City collecting $1,380,211 in revenue from the Hotel and Techmart to fund the maintenance of common improvements at the Convention Center Complex. The balance of the cost $1,163,014, would be funded by the City's General Fund as the owner of the Convention Center building. The funding will be included in the FY 2026/27 Proposed Operating Budget.

COORDINATION

This report has been coordinated with the Finance Department and the City Attorney's Office.

PUBLIC CONTACT

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On April 22, 2026, the Notice of Public Hearing for the June 9, 2026 Council meeting will be published in the Santa Clara Weekly. In addition, the notice will be posted at the City Clerk's Office and mailed to all property owners within the District.

RECOMMENDATION

1. Adopt a Resolution of Intention to order that the alternative method for the levy of benefit assessment be made applicable to the Santa Clara Convention Center Complex Maintenance District No. 183;
2. Set a hearing date of June 9, 2026 to approve the Director's Report FY 2026/27; and
3. Authorize the publication, mailing, and posting of the Notice of Public Hearing as stated in the Resolution of Intention.

Reviewed by: Craig Mobeck, Director of Public Works
Approved by: Jovan D. Grogan, City Manager

ATTACHMENTS

1. Director's Report FY 2026/27
2. Notice of Public Hearing
3. Resolution of Intention
4. Proposed Assessment FY 2026/27

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DIRECTOR'S REPORT

CITY OF SANTA CLARA

SANTA CLARA CONVENTION CENTER COMPLEX

MAINTENANCE DISTRICT NO. 183

FISCAL YEAR 2026/2027

4/21/26

COUNCIL APPROVED: (proposed June 9, 2026)

Director of Public Works/City Engineer

SANTA CLARA CONVENTION CENTER COMPLEX
MAINTENANCE DISTRICT NO. 183
City of Santa Clara, California
SPECIAL BENEFIT ASSESSMENT for Fiscal Year 2026/2027
DIRECTOR'S REPORT

The Director of Public Works/City Engineer of the City of Santa Clara, California, pursuant to the provisions of Section 16.10.490 of the Code of the City of Santa Clara, hereby makes this report and the following special benefit assessment to cover the costs and expenses of maintaining and operating the improvements within Santa Clara Convention Center Complex Maintenance District No. 183 of said City, including the costs and expenses incidental thereto, to be paid by said Maintenance District. The amount to be paid therefore by said Maintenance District for the Fiscal Year 2026-27 is as follows:

	As Finally Confirmed
Maintenance and Operations	**$2,128,225**
Permanent Parking Controls	**$15,000**
Reserve for Dynamic Parking Controls	**$400,000**
Exceptional Improvements	$0
Funds Advanced by and to be Repaid to City	$0
TOTAL COST	**$2,543,225**
Less Amount of Surplus From Prior Years:	
Convention Center	$0
Hyatt Corporation - A Delaware Limited Liability Corporation	$0
Hudson Techmart Commerce Center L.L.C	$0
Amount of Reserves:	$0
Amount of Contribution:	$0
BALANCE OF ASSESSMENT	**$2,543,225**

And I do thereby assess and apportion the amount of said costs and expenses, including the costs and expenses incidental thereto, upon the several lots or parcels of property liable therefore and specially benefited thereby, in proportion to the benefits to be received by each lot or parcel of property, from the maintenance and operation thereof and more particularly set forth in the list hereto attached and by reference made a part hereof.

Each lot or parcel of land is described in the assessment list by reference to its parcel number as shown on the assessor's maps of the County of Santa Clara for Effective Roll Year 2026-27 to the right of the parcel numbers and include all of such parcel.

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the District receives a special benefit over and above the benefits conferred to the public at large and that the amount of the assessment is proportional to the benefits specially received or enjoyed by each parcel or property within the District.

Date: _____ _____

Director of Public Works
City of Santa Clara

SANTA CLARA CONVENTION CENTER COMPLEX
MAINTENANCE DISTRICT NO. 183
City of Santa Clara, California
SPECIAL BENEFIT ASSESSMENT for Fiscal Year 2026-27

DIRECTOR'S REPORT

TABLE 1. BUDGET

Category	Estimated Cost	Description Of Category
Maintenance and Operation	$2,128,225	Labor, materials, supplies and equipment to maintain and operate Maintenance District No. 183 including, but not limited to water, sewer, electrical and other utility costs, sweeping of parking lots, maintenance of pavement and sidewalks, pavement striping, signs, fountains, landscaping, storm drains, lighting, space frames, parking structure, bridges, other common improvements, City supervision and management of maintenance district, insurance, contingencies, and incidental expenses.
Permanent Parking Controls	$15,000	Labor, materials, supplies and equipment to maintain and operate fixed directional signs, electronic signs, automatic vehicle counting devices, cashiering stations, ticket printer, dispensers, card readers, cashier booths, including regularly scheduled parking attendants and guards.
Dynamic Parking Controls	$400,000	Labor, materials, supplies and equipment to maintain and operate movable barriers and barrier placement, special parking attendants and guards, implementation of adjustable gates, special directional signs, and implementation of electronic signs.
Exceptional Improvements	$0	Special improvement project benefiting special parcel.
Funds Advanced by and to be Repaid to City	$0	For deficits which occurred in prior years
TOTAL COST	**$2,543,225**	

Less	Amount of Surplus From Prior Years:	
	City of Santa Clara	$0
	Hyatt Regency Hotel Santa Clara	$0
	Hudson Techmart Commerce Center L.L.C	$0
	Amount of Reserves:	$0
	Amount of Contribution:	$0
	BALANCE OF ASSESSMENT	**$2,543,225**

SANTA CLARA CONVENTION CENTER COMPLEX
MAINTENANCE DISTRICT NO. 183
City of Santa Clara, California

SPECIAL BENEFIT ASSESSMENT for Fiscal Year 2026-27
DIRECTOR'S REPORT

TABLE 2. PROPERTY OWNERS TO BE ASSESSED

Name & Address of Owner	Assessor's Parcel Number		As Preliminarily Approved
City of Santa Clara 1500 Warburton Avenue Santa Clara, CA 95050 Santa Clara Convention Center (Convention Center)	104-55-017		**$1,163,014**
Hyatt Corporation as agent of IA Lodging Santa Clara TRS, L.L.C dba Hyatt Regency Santa Clara Erin Henry – General Manager 5101 Great America Parkway Santa Clara, CA 95054 (Hotel)	104-55-005 104-55-012		**$534,093**
Hudson Techmart Commerce Center L.L.C Rebecca Agbuya, Senior Director 2055 Gateway Place, Suite 200 San Jose, CA 95110 (Techmart)	104-55-013		**$846,118**
TOTAL			**$2,543,225**

Also Send Copy of Director's Report To:

Hyatt Regency Santa Clara
Erin Henry – General Manager
5101 Great America Parkway
Santa Clara, CA 95054

Hudson Techmart Commerce Center L.L.C
Rebecca Agbuya, Senior Director
2055 Gateway Place, Suite 200
San Jose, CA 95110

SANTA CLARA CONVENTION CENTER COMPLEX
MAINTENANCE DISTRICT NO. 183
City of Santa Clara, California

SPECIAL BENEFIT ASSESSMENT for Fiscal Year 2026-2027

DIRECTOR'S REPORT

TABLE 3. BUDGET/ASSESSMENT COMPARISON

	Budget for Fiscal Year 2025-2026			Budget for Fiscal Year 2026-2027		
	Total Assessment	**Reduced by Proportion From Prior Year's Surplus**	**Net Assessment**	**Total Assessment**	**Reduced by Proportion From Prior Year's Surplus**	**Net Assessment**
City of Santa Clara (Convention Center)	$940,109	$0	$940,109	$1,163,014	$0	$1,163,014
Hyatt Regency Hotel Santa Clara	$409,460	$0	$409,460	$534,093	$0	$534,093
Hudson Techmart Commerce Center L.L.C	$643,656	$0	$643,656	$846,118	$0	$846,118
TOTAL	**$1,993,225**	**$0**	**$1,993,225**	**$2,543,225**	**$0**	**$2,543,225**

SANTA CLARA CONVENTION CENTER COMPLEX
MAINTENANCE DISTRICT NO. 183
City of Santa Clara, California

SPECIAL BENEFIT ASSESSMENT for Fiscal Year 2026-2027
DIRECTOR'S REPORT

TABLE 4. FORMULA FOR ASSESSMENT LEVY

	Category	Estimated Expenditure	City of Santa Clara (Conv. Center)	Hyatt Regency Hotel Santa Clara	Hudson Techmart Commerce Center
			39.64%	22.94%	37.42%
I.	Maintenance and Operations	$2,128,225	$843,628	$488,215	$796,382
			30.04%	22.12%	47.84%
II.	Permanent Parking Controls	$15,000	$4,506	$3,318	$7,176
			78.72%	10.64%	10.64%
III.	Dynamic Parking Controls	$400,000	$314,880	$42,560	$42,560
IV.	Exceptional Improvements	$0	$0	$0	$0
V.	Funds Advanced by/to be Repaid to City	$0	$0	$0	$0
VI.	Surplus Funds from Prior Year	$0	$0	$0	$0
	TOTAL ASSESSMENT	**$2,543,225**	**$1,163,014**	**$534,093**	**$846,118**

City of Santa Clara

Notice of Public Hearing Regarding the Levy of Benefit Assessments Applicable to the Santa Clara Convention Center Maintenance District No. 183, and Approval of Distribution of Director's Report Fiscal Year 2026-27

NOTICE IS HEREBY GIVEN that the City Council of the City of Santa Clara has determined and fixed its regularly scheduled meeting of June 9, 2026 at 7:00 p.m., or as soon thereafter as the matter may be heard in chambers and virtually as the location, date and time to conduct a public hearing to consider the passage of a resolution as follows: "a Resolution of the City of Santa Clara, California, approving the levy of benefit assessment upon the Santa Clara Convention Center Complex Maintenance District No. 183, and approving, confirming and adopting Director's Report for Fiscal Year 2026-2027."

The purpose of the public hearing is to provide City staff with an opportunity to present the City Council and the public with information concerning the proposed assessments ($1,380,211 total) to the property operators, to pay towards maintenance repairs of the Santa Clara Convention Maintenance District No. 183 and the proposed determination of the City to pay all of the remaining costs ($1,163,014) for routine maintenance and operation of the property and improvements of the Santa Clara Maintenance District No. 183. A total of 3 operators pay for the assessments. The public may submit written comments prior to, or make oral presentations, at the public meeting.

The City of Santa Clara is conducting City Council meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

- Via Zoom:
  - o https://santaclaraca.zoom.us/j/99706759306

    Meeting ID: 997-0675-9306

  - o Phone 1(669) 900-6833

How to Submit Written Public Comment Before City Council Meeting:
1. Use the eComment tab located on the City Council Agenda page https://santaclara.legistar.com/Calendar.aspx). eComments are directly sent to the iLegislate application used by City Council and staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting.
2. By email to clerk@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to the Council and will be uploaded to the City Council Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email. **NOTE**: Please note eComments and Emails received as public comment will not be read aloud during the meeting.

Americans with Disabilities Act (ADA): In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1-408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

Please see the above-mentioned options citizens may participate in the upcoming hearing. Submit written and/or oral comments directly to the City Clerk, 1500 Warburton Avenue, Santa Clara, California, 95050; telephone 408-615-2220.

Nora Pimentel, Assistant City Clerk

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA OF INTENTION TO ORDER THAT THE ALTERNATIVE METHOD FOR THE LEVY OF BENEFIT ASSESSMENT BE MADE APPLICABLE TO CITY OF SANTA CLARA CONVENTION CENTER COMPLEX MAINTENANCE DISTRICT NO. 183, PROVIDING FOR NOTICE OF HEARING THEREON, APPROVING THE DISTRIBUTION OF THE DIRECTOR'S REPORT, AND PROVIDING FOR NOTICE OF HEARING ON DIRECTOR'S REPORT FOR FISCAL YEAR 2026-27

WHEREAS, pursuant to Chapter 16.10 of "The Code of the City of Santa Clara, California" ("City Code"), the City Council of the City of Santa Clara, California ("Council") adopted Resolution No. 5081 on June 3, 1986, creating "City of Santa Clara Convention Center Complex Maintenance District No. 183" ("District") in the City of Santa Clara, California ("City"). Resolution No. 5081 also ordered that the costs and expenses of maintaining and operating the on-site public improvements ("Public Improvements") on the property within the District, including the cost of necessary repairs, replacements, fuel, power, electrical current, care, supervision and any and all other items necessary for the proper maintenance and operation of the Public Improvements be raised by the levy of an annual special benefit assessment apportioned according to special benefits conferred among the parcels of property within the District in accordance with a formula set forth in Resolution No. 5081, and in accordance with and pursuant to the provisions for the alternative method for the levy of benefit assessments in maintenance districts in the City as provided in the City Code;

WHEREAS, the Council adopted Ordinance No. 1401 on April 8, 1980, which provided for an alternative method for annually fixing and levying a special benefit assessment within maintenance districts located in the City for said purpose;

WHEREAS, in the opinion of this Council, the annual costs of maintenance and operation of the Public Improvements shall be appropriately financed pursuant to the provisions of Ordinance No. 1401 and Resolution No. 5081 and related provisions of the City Code;

WHEREAS, pursuant to the provisions of Resolution No. 5081, the City's Director of Public Works has made and filed with the City Clerk a written report ("Director's Report") setting forth the budget, the formula for the annual assessment levy, a description of each lot or parcel of property to be assessed and the amount of the assessment to be levied against each lot or parcel of property in accordance with said formula for Fiscal Year 2026-27. The costs of operation, maintenance, and servicing of improvements to be funded by the District are apportioned to each parcel in proportion to the special benefit it receives;

WHEREAS, City Staff met with the affected property owners on March 3 and April 7, 2026 to discuss the Director's Report;

WHEREAS, Articles XIIIC and XIIID of the California Constitution (Proposition 218) requires majority approval of the property owners within the District for any increase in the rate used to calculate the assessment or changes in the methodology by which the assessment is calculated, if that change increases the amount of the assessment imposed on any person or parcel;

WHEREAS, the Director's Report, Ballot, and public hearing notice are to be sent out at least 45 days in advance of the public hearing to all property owners, and any tenants within the District who are responsible for paying each assessment;

WHEREAS, in the event of an assessment that is greater than any previous assessment, a majority weighted vote of the Ballots (weighting determined by an amount of assessment paid), must be received in order to approve any proposed increase in assessment;

WHEREAS, for Fiscal Year 2026-27, the assessments are increasing and therefore, Proposition 218 requirements do apply; and

WHEREAS, the Council has duly considered the Director's Report and finds that it is sufficient and does not require modification.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the recitals set forth above are true and correct and by this reference, the Council makes them a part hereof.

2. That the public interest and convenience require and this Council hereby orders that the costs and expenses of acquiring, constructing, reconstructing, installing, extending, enlarging, repairing, improving, maintaining and operating the Public Improvements now existing or hereafter to be constructed in and for the District which benefit the District as a whole, including the cost of necessary repairs, replacements, water, fuel, power, gas, electric current, care, supervision and any and all other items necessary for the proper maintenance and operation thereof, and of all additions, improvements and enlargements thereto which may hereafter be made, be raised by an annual special benefit assessment in accordance with and pursuant to the provisions for the alternative method for the levy of benefit assessments in maintenance districts in the City, as provided in Section 16.10.490 and Section 16.10.500 of the City Code, on all lots or parcels of property within the District.

3. That the costs and expenses of maintaining and operating the Public Improvements within the District shall annually be assessed, either partly or wholly, upon the benefited lots and parcels of property within the District by apportioning the costs and expenses according to benefits in proportion to the special benefits received by each lot or parcel of property within the District in accordance with the formula set forth in EXHIBIT "B" of Resolution No. 5081.

4. That the City Manager caused a budget to be prepared for the costs of the expenses of maintaining and operating the Public Improvements during fiscal year 2026-27 and the Director of Public Works prepared and filed a Director’s Report with the City Clerk which provides the basis for the levy of benefit assessments for the cost of maintenance and operation on all lots or parcels of property within the District.

5. NOTICE IS HEREBY GIVEN that on Tuesday, June 9, 2026 at 7:00 p.m., at its regular meeting place in the Council Chambers at City Hall, 1500 Warburton Avenue, Santa Clara, California, the Council will hold a public hearing during which it will hear any and all evidence

and protests relating to said alternative method for the levy of benefit assessments and said formula for the District, and if the assessment is greater than any previous assessment, certify any ballots received and determine any weighted vote necessary, examine said Director's Report and hear all persons interested therein. Any interested property owner, who objects to the alternative method for the levy of benefit assessments, the formula, or to the amount of the assessment on any lot or parcel of property owned by him/her, may file a signed written protest with the City Clerk before the commencement of the Council meeting during which the public hearing will be held, describing the lot or parcel of property owned by him/her so that it may be identified and stating the grounds of his/her protest. The property owner may appear at the hearing and be heard with regard to his/her protest.

6. The City Clerk is hereby authorized and directed to a) post a copy of notice of hearing on or near the Council Chamber door or any bulletin board in or adjacent to the City Hall and b) publish a copy of notice of hearing at least once in a newspaper of general circulation, pursuant to City Code Section 16.10.490(p).

7. The Director of Public Works is hereby authorized and directed to give notice of said hearing by mailing a copy of this Resolution of Intention and Director's Report, postage prepaid to record owners of any lot or parcel of property subject to a benefit assessment to pay said costs of maintenance and operation, as determined by the last assessment roll. This Resolution will be available for public inspection in the City Clerk's office; and said mailing shall be done at least forty-five (45) days, and posting and publication shall be completed not less than ten (10) days, prior to the date fixed (June 9, 2026) for the hearing.

8. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE ___ DAY OF _____, 2026, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. Director's Report FY 2026/27

City of Santa Clara

Proposed FY 2026-2027
Assessment

RTC #26-164

REPORT TO COUNCIL

SUBJECT

Proposed Assessment for the Santa Clara Convention Center Complex, Maintenance District No.183

Entity	Proposed FY 2026-27 Assessment		
	Amount	Less Prior Years' Surplus	Total
City of Santa Clara (Convention Center):	$1,163,014	(0)	$1,163,014
Hyatt Regency Hotel Santa Clara:	$534,093	(0)	$534,093
Hudson Techmart Commerce Center LLC	$846,118	(0)	$846,118
TOTAL	**$2,543,225**		**$2,543,225**

REPORT TO COUNCIL

SUBJECT

Action on a Resolution Acknowledging Receipt by City Council of a State-Mandated Compliance Report on Required Annual Fire Inspections of Certain Occupancies, and Approving Alignment of the SB 1205 Report With Annual Discussion of the Municipal Fee Schedule

BACKGROUND

Senate Bill 1205 (SB 1205), enacted in September 2018 in the wake of the December 2016 Oakland "Ghost Ship" fire, is a key California measure that strengthens fire safety oversight and public accountability for higher-risk occupancies by amending the California Health and Safety Code. Authored by Senator Jerry Hill, the legislation was intended to address gaps in inspection consistency, documentation, and visibility of compliance so that similar tragedies are less likely to occur.

SB 1205 establishes a clear statewide framework requiring local fire authorities (city, county, city-county departments, and fire protection districts) to complete and document annual fire and life safety inspections for defined high-risk occupancies, including specified educational and residential settings. It also requires these agencies to prepare and submit an annual compliance report summarizing inspection activity and compliance status. Importantly, the report must be formally received and acknowledged by the local administering authority, such as the City Council, during discussions of annual budgets, or another designated public session (Resolution - Attachment 1), ensuring inspection compliance and resource needs are addressed as part of transparent local governance. A summary of the Health and Safety Code amendments is provided in Attachment 2.

The intent of SB 1205 is to improve transparency, elevate oversight, and reinforce accountability in fire prevention enforcement. By pairing inspection requirements with public reporting and governing-body acknowledgment, the statute helps keep community stakeholders informed, highlights unmet inspection obligations, and supports informed budget and staffing decisions needed to close compliance gaps and support sustained, long-term compliance.

DISCUSSION

Senate Bill 1205 and the applicable Health and Safety Code amendment underscore the essential role of fire inspections in protecting community safety and well-being, particularly in higher-risk occupancies (Attachment 3) where vulnerabilities can have severe consequences. These inspections are proactive measures that identify and reduce hazards before they escalate into emergencies, with a focus on preventing fires, supporting safe evacuation, and ensuring that critical building and life-safety features remain reliable. By protecting lives, property, and the environment, fire inspections remain a cornerstone of broader community risk reduction efforts. They also promote education, increase public awareness, and strengthen preparedness by reinforcing safe practices among building operators and occupants, helping reduce losses during emergencies, and supporting a

lasting culture of safety.

This legislation reassures residents and stakeholders that the administering authority is committed to protecting lives, property, and overall community well-being. The formal reporting process also creates a clear record of inspection activity and compliance status, helps inform resource planning and budgeting discussions, and reinforces confidence that fire safety standards are being consistently maintained. This structure supports continuous improvement by identifying trends, prioritizing corrective actions, and ensuring compliance gaps are addressed to support long-term compliance.

The Fire Department's Community Risk Reduction Division reports a 100% completion rate for all required mandated inspections during calendar year 2025. This includes inspections of all 31 Educational (K-12 Schools) Occupancies and 1,239 Residential Occupancies (apartments, hotels, motels, residential care facilities, and similar uses), as summarized below. This achievement underscores the Fire Department's steadfast commitment to community safety, adherence to legislative mandates, and the highest standards of fire safety enforcement.

2025 Inspection Status Report

Occupancy Type	Inspections Required	Inspections Completed	% Complete
Educational Occupancies - K-12th Grade - Public and Private Schools	31	31	100%
Residential Occupancies - R-1, R-2, R-2.1 & R4	1,239	1,239	100%

Appendix A of the California Building Code (Attachment 3) is attached as a reference for Occupancy Classifications and Use Definitions of any of the occupancies noted above.

Because the City has moved to a biennial operational budget model, the City's model does not perfectly align with the requirement in Health & Safety Code 13146.4(b) that this report be brought forward in conjunction with annual budget discussions. The statute does allow a City to approve a different timing. Therefore, the Department requests, on a going-forward basis, alignment of this annual inspection report with the annual discussion of the Municipal Fee Schedule.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

FISCAL IMPACT

As specifically authorized under the Health and Safety Code, the costs associated with providing these state-mandated inspection services in the Fire Operating Budget are fully offset by inspection fees adopted in the Municipal Fee Schedule. This ensures that the Fire Department's Community Risk Reduction Division can fulfill its inspection obligations while minimizing any impact on the General Fund.

COORDINATION
This report has been coordinated with the Finance Department, City Attorney's Office, and the City Manager's Office.

PUBLIC CONTACT
Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION
Adopt a Resolution acknowledging receipt of a report made by the Fire Chief of the Santa Clara Fire Department regarding the inspection of certain occupancies requiring annual inspections in such occupancies pursuant to sections 13146.2, 13146.3, and 13146.4 of the California Health and Safety Code and approving alignment of the SB 1205 report with annual discussion of the Municipal Fee Schedule.

Reviewed by: Ruben Torres, Fire Chief
Approved by: City Manager's Office

ATTACHMENTS
1. Resolution 2026 SB 1205 - DRAFT
2. Senate Bill 1205 - Amendment to Health and Safety Code §13146.4
3. Appendix A, California Building Code - Occupancy Classification and Use Definitions

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA ACKNOWLEDGING RECEIPT OF A REPORT FROM THE FIRE CHIEF OF THE SANTA CLARA FIRE DEPARTMENT REGARDING THE INSPECTION OF CERTAIN OCCUPANCIES REQUIRING ANNUAL INSPECTIONS PURSUANT TO SECTIONS 13146.2, 13146.3, AND 13146.4 OF THE CALIFORNIA HEALTH AND SAFETY CODE.

WHEREAS, Senate Bill 1205 (California Health & Safety Code Section 13146.4) became effective on September 27, 2018 and requires all fire departments, including the Santa Clara Fire Department, that provide fire protection services to report annually to its administering authority on its compliance with Sections 13146.2 and 13146.3; and,

WHEREAS, California Health & Safety Code Sections 13146.2 and 13146.3 requires all fire departments, including the Santa Clara Fire Department, that provide fire protection services to perform annual inspections in every building used as an educational facility (K-12 public and private schools) and certain residential occupancies (hotels, motels, lodging houses, apartment houses, and buildings and structures accessory thereto); and,

WHEREAS, the City Council intends this Resolution to fulfill the requirements of the California Health & Safety Code Section 13146.4 regarding acknowledgment of the Santa Clara Fire Department's compliance with California Health and Safety Code Sections 13146.2 and 13146.3.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council expressly acknowledges the measure of compliance of the Santa Clara Fire Department with California Health and Safety Code Sections 13146.2, 13146.3, and 13146.4 in the area encompassed by the City, as follows:

A. EDUCATIONAL GROUP E OCCUPANCIES:

Educational Group E occupancies generally include public and private schools that are used by more than six persons at any one time for educational purposes through the 12th grade. Within

the City of Santa Clara, there are 31 Group E occupancies, buildings, structures, and or facilities subject to this reporting.

During calendar year 2025, the Santa Clara Fire Department completed the required annual inspection of all 31 Group E occupancies, buildings, structures, and or facilities. This represents a compliance rate of 100.00 percent for this reporting period.

B. RESIDENTIAL GROUP R OCCUPANCIES:

Residential Group R occupancies, for the purposes of this resolution, are those occupancies containing sleeping units and include hotels, motels, apartments, and similar uses with three units or more. These occupancies typically house residents or guests for extended or overnight stays and are a core focus of the mandated inspection program due to life safety risks associated with sleeping occupants. Within the City of Santa Clara, there are 1,239 Group R occupancies of this nature, inclusive of applicable sub-categories.

During calendar year 2025, the Santa Clara Fire Department completed the required annual inspection of all 1,239 Group R occupancies, buildings, structures, and or facilities. This represents a compliance rate of 100.00 percent for this reporting period.

2. The presentation of the annual report fulfilling the requirements of the California Health & Safety Code Section 13146.4 regarding acknowledgment of the Santa Clara Fire Department's compliance with California Health and Safety Code Sections 13146.2 and 13146.3 shall align with the City Council's annual discussion of the Municipal Fee Schedule.

3. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE ___ DAY OF _____, 2026, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. California Building Code - Occupancy Classification and Use Definitions
2. Senate Bill No. 1205 – Amendment to Section 13146.4 to the Health and Safety Code

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

Senate Bill No. 1205

CHAPTER 854

An act to add Section 13146.4 to the Health and Safety Code, relating to fire protection.

[Approved by Governor September 27, 2018. Filed with Secretary of State September 27, 2018.]

legislative counsel's digest

SB 1205, Hill. Fire protection services: inspections: compliance reporting.

Existing law requires the chief of any city or county fire department or district providing fire protection services and his or her authorized representatives to inspect every building used as a public or private school within his or her jurisdiction, for the purpose of enforcing specified building standards, not less than once each year, as provided. Existing law requires every city or county fire department or district providing fire protection services that is required to enforce specified building standards to annually inspect certain structures, including hotels, motels, lodging houses, and apartment houses, for compliance with building standards, as provided.

This bill would require every city or county fire department, city and county fire department, or district required to perform the above-described inspections to report annually to its administering authority, as defined, on the department's or district's compliance with the above-described inspection requirements, as provided. The bill would require the administering authority to acknowledge receipt of the report in a resolution or a similar formal document. To the extent this bill would expand the responsibility of a local agency, the bill would create a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

The people of the State of California do enact as follows:

SECTION 1. Section 13146.4 is added to the Health and Safety Code, to read:

13146.4. (a) Every city or county fire department, city and county fire department, or district required to perform an annual inspection pursuant

to Sections 13146.2 and 13146.3 shall report annually to its administering authority on its compliance with Sections 13146.2 and 13146.3.

(b) The report made pursuant to subdivision (a) shall occur when the administering authority discusses its annual budget, or at another time determined by the administering authority.

(c) The administering authority shall acknowledge receipt of the report made pursuant to subdivision (a) in a resolution or a similar formal document.

(d) For purposes of this section, "administering authority" means a city council, county board of supervisors, or district board, as the case may be.

SEC. 2. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

Appendix A

Occupancy Classification & Use Definitions (2025 California Building & Fire Codes)

Occupancy Type	Definition
Educational Group E	Occupancy includes, among others, the use of a building or structure, or a portion thereof, by more than six persons at any one time for educational purposes through the 12th grade. This group also includes child-care facility buildings and structures, or portions thereof occupied by more than six children 36 months of age and older who receive educational, supervision or personal care services for fewer than 24 hours per day.
Residential Group R-1	Residential occupancies containing sleeping units where the occupants are primarily transient in nature such as hotels, motels, and congregate residences, & boarding houses with more than 10 occupants.
Residential Group R-2	Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature such as apartment houses, congregate residence (with more than 16 occupants), boarding houses, convents, Dormitories, fraternities, sororities, monasteries, hotel (nontransient), live/work units, motels (nontransient), vacation timeshare properties.
Residential Group R-2.1	Buildings, structures or parts thereof housing clients, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services such as residential care facilities, group homes, and halfway houses. This occupancy may contain more than six non-ambulatory and/or bedridden clients.
Residential Group R-4	Residential Group R-4 occupancies shall include buildings, structures or portions thereof for more than six ambulatory clients, but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care, such as residential care facilities, group homes, and halfway houses.

26-330 Agenda Date: 4/21/2026

REPORT TO COUNCIL

SUBJECT

Action to Authorize the City Manager to (1) Execute Amendment No. 1 to the Substation Agreement with 1220 Santa Clara Propco, LLC for the Memorex Junction Substation and (2) Negotiate and Execute Amendments to Other Existing Customer Substation Agreements to Allow for Load Ramp Acceleration and/or Additional Capacity, Subject to Power Availability and Incorporation of Standardized Terms for Curtailment and Other Conditions

BACKGROUND

On May 5, 2022, the City and 1220 Santa Clara Propco, LLC (Customer) entered into a Substation Agreement (Substation Agreement), pursuant to City Council authorization under RTC 22-1704, for the (1) delivery of electrical power to Customer's data center located at 1200 Memorex Drive (Property) and the (2) development of infrastructure for the delivery of that power, including the construction of Memorex Junction Substation. Under the Substation Agreement, the City agreed to provide power to the Property pursuant to a load ramp schedule, with capacity increasing incrementally to a maximum of 31 MVA by 2027.

Customer desires additional electric capacity with an accelerated load ramp, and the City is willing to accommodate Customer, subject to terms of the proposed amendment.

DISCUSSION

Proposed Amendment No. 1 to 1220 Santa Clara Propco, LLC Substation Agreement

As previously communicated to the City Council, Silicon Valley Power (SVP) is experiencing significant load growth. To address this demand, SVP is upgrading its facilities and coordinating with the California Independent System Operator (CAISO) through the transmission planning process. In parallel, SVP has been developing innovative approaches to bring large-load customers online while continuing to protect residential and small commercial customers. The proposed amendment reflects one such approach.

The proposed amendment increases the available electric capacity to the Customer from 31 MVA to 77 MVA. SVP will provide new electric capacity pursuant to a revised load ramp, culminating in 77 MVA by July 2031, subject to the completion of System Capacity Improvement Facilities and other terms of the proposed amended agreement. The System Capacity Improvement Facilities include the following: (1) the Battery Energy Storage System (BESS) Project, (2) PG&E's Series Compensation Project, (3) LS Power's Newark - Northern Receiving Station (NRS) 230kV line, (4) SVP's Kifer Receiving Station (KRS) 115 kV upgrade, (5) SVP's Northern Receiving Station (NRS) upgrade, (6) SVP's Scott Receiving Station (SRS) 115 kV upgrade, and (7) the completion of SVP's new NRS-KRS 115 kV line.

The proposed amendment provides SVP curtailment control of Customer's feeder breakers on the Property. SVP will exercise this curtailment control as needed in order to maintain grid reliability in accordance with standard operating practices. The Customer's equipment will be integrated into SVP's Supervisory Control and Data Acquisition (SCADA) system, providing the utility with real-time visibility and command capabilities. Customer will pay all costs for required upgrades to their system in connection with the curtailment control.

This level of curtailment control will give SVP more streamlined, responsive operational control of the grid, aligned with real-time system conditions. This protects all SVP residential and commercial customers and provides large load customers with the potential for accelerated load ramps.

The proposed amendment also includes (1) revised electric capacity reduction language in the event Customer failure to use its allocation, (2) clarification regarding the timing and amount of the load development fee payment c, (3) waiver of consequential damages provisions, and (4) other administrative revisions to bring the agreement closer in line with SVP's standardized terms. It is important to note that the Customer will pay load development fees at current levels to offset its impact to SVP's grid. Additional capacity will not be made available to the Customer unless these fees are paid.

Note: City Council approval of this Amendment will implement the conditional approval of a settlement agreement with the Customer that the City Council acted on in closed session at their April 7, 2026, Council meeting.

Other Substation Agreement Amendments

There are several large load customers that may be interested in exploring amendments to their substation agreements to possibly accelerate their current load ramps and increase capacity. If the City Council approves the proposed amendment with the Customer, Staff is also requesting that the City Council delegate the authority to the City Manager to negotiate and execute separate amendments to existing substation agreements with other customers. SVP intends to engage approximately five (5) existing customers and evaluate whether the customer is eligible for any accelerated load ramp and/or additional capacity, subject to any SVP or California Independent System Operator grid limitations. Any amendment will contain curtailment control provisions and other language similar to that for the amendment with 1220 Santa Clara Propco, LLC. Again, this protects all SVP residential and commercial customers from, among other things, system interruptions and provides large load customers with the potential for accelerated load ramps. The amendments will also include standardized SVP substation agreement terms. Like 1220 Santa Clara Propco, LLC, these customers will also be required to pay load development fees at current levels which will ensure that their grid impacts are properly mitigated.

These proposed amendments and authorizations provide innovative and flexible tools to meet the needs of its large load customers while safeguarding the integrity of SVP's grid and maintaining its availability to all customers.

Flexible Load Interconnection Program

For informational purposes, SVP is currently developing a Flexible Load Interconnection Program ("FLIP") to better manage large loads in a manner that is less disruptive to SVP and its customers. It is envisioned that FLIP will be a voluntary program open to large load customers who execute an amended substation agreement that includes the curtailment provision. A central part of the program will be bi-directional communication between customers and SVP for planned/unplanned events. Customers will be requested to reduce loads under certain circumstances. If a customer does not reduce sufficiently, SVP will have the option to curtail that customer. FLIP will have several components including the curtailment control provisions outlined in the proposed amendment with 1220 Santa Clara Propco, LLC. SVP has engaged Emerald AI and is currently working on the development of a pilot program with a major customer which will help develop the program's parameters. Upon the pilot's completion, SVP will seek additional City Council authority if necessary.

ENVIRONMENTAL REVIEW

The environmental impacts of the Customer's data center and Memorex Substation were evaluated in accordance with the California Environmental Quality Act (CEQA) under an Environmental Impact Report (EIR), which was adopted by the City Council on November 9, 2021. The proposed amendment does not require substantial changes to the project; therefore, no amendment to the EIR will be required.

As for other substation amendments, load ramps and additional capacity commitments will be subject to applicable CEQA environmental approvals. No amendments will be approved through this authorization if any accelerated load ramps or additional electric capacity would require additional improvements, which would trigger additional CEQA approvals; any such amendments would be brought back for City Council review and approval.

FISCAL IMPACT

The Customer will be charged a Load Development Fee in accordance with the load ramp schedule outlined in the Amendment to the Agreement and the applicable fee set in the Municipal Fee Schedule at the time of invoice issuance. For reference, an increase of 46 MVA, from 31 MVA to 77 MVA, would result in an estimated $28.0 million Load Development Fee, based on the FY 2025/26 Adopted Municipal Fee Schedule. The actual Load Development Fee collected will be dependent on the timing of the load ramp and will be incorporated into the corresponding budget years.

Customer will pay all costs for required upgrades to their system connection with the curtailment control.

COORDINATION

The report has been coordinated with the Finance Department and the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <mailto:clerk@santaclaraca.gov> or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

1. Authorize the City Manager or designee to execute Amendment No. 1 to the Substation Agreement by and between the City of Santa Clara, California, and 1220 Santa Clara Propco, LLC, in substantially the form presented, subject to the review and approval as to final form by the City Attorney;
2. Authorize the City Manager or designee to negotiate and execute amendments to existing substation agreements with customers to allow for accelerated load ramps and/or additional capacity and subject to (a) SVP or CAISO grid limitations and (b) the inclusion of curtailment control provisions, revised capacity commitments, and other SVP standardized agreement term, in final forms reviewed and approved by the City Attorney; and
3. Authorize the City Manager or designee to take any and all actions as are necessary or advisable to implement and administer the agreements as amended.

Reviewed by: Nico Procos, Director of Silicon Valley Power
Approved by: Jovan D. Grogan, City Manager

ATTACHMENT(S)
1. Substation Agreement with 1220 Santa Clara Propco, LLC
2. Amendment No. 1 to Substation Agreement with 1220 Santa Clara Propco, LLC

SUBSTATION AGREEMENT
BY AND BETWEEN
THE CITY OF SANTA CLARA, CALIFORNIA
AND
1220 SANTA CLARA PROPCO, LLC

PREAMBLE

This Substation Agreement ("Agreement") is made and entered into on the date last signed by the Parties ("Effective Date") by and between the City of Santa Clara, California, a chartered California municipal corporation ("City") and 1220 Santa Clara PropCo, LLC, a Delaware limited liability company ("Customer"). The City and Customer may be referred to in this Agreement individually as a "Party" or collectively as the "Parties".

RECITALS

A. The City of Santa Clara owns and operates an electric utility, doing business as Silicon Valley Power ("SVP"), and currently provides electric service to Customer at 1200 Memorex Drive, parcel number 224-66-006, in the City of Santa Clara, California ("Premises"), which is shown on Exhibit A attached hereto and incorporated herein, pursuant to standard electric rate schedules authorized by the City Council of the City of Santa Clara;

B. Customer has requested that the City provide 90 MVA of total capacity to meet Customer's anticipated operating needs;

C. City has determined that a new single customer electric substation, which is shown as the area and equipment marked as the Substation Facilities on Exhibit C - attached hereto and incorporated herein with a capacity of 90 MVA, to be known as the Memorex Junction (MJ) ("Substation Facilities"), is required to be built to fulfill its obligations to Customer;

D. City has determined that the Substation Facilities require new 60kV transmission line extensions ("Transmission Facilities") to connect the Substation Facilities to SVP's electrical system.

E. The Parties acknowledge that significant system capacity improvement facilities will be required to provide the capacity of 90 MVA to the Customer. The Parties further acknowledge these system capacity improvements are not fully within their control and may impact the Customer's Available Capacity Schedule. SVP will use commercially reasonable efforts to provide the Customer with the requested Available Capacity as described in the Available Capacity Schedule in Exhibit E attached hereto and this will be the Customer's obligation to utilize the Available Capacity based upon the Available Capacity Schedule in Table E1.

F. The purpose of this Agreement is to set forth the mutual obligations of the Parties with respect to supplying Customer with initial interim electric power and then with permanent capacity and transmission infrastructure for the Premises.

Therefore, in consideration of the foregoing, the Parties agree as follows:

AGREEMENT PROVISIONS

1. DEFINITIONS

A. "Capacity" is the maximum or peak amount of electric power (electricity) that may be received by Customer for use at a specific point in time and is determined by Transmission System Operating Limits

1. "Available Capacity" is the Capacity depicted in Exhibit E – Available Capacity Schedule and is the maximum Capacity available to be used by the Customer during each year of each Load Phase.
2. "Available Capacity Schedule" the phased schedule by which the City anticipates Capacity requested by Customer will be available. The Available Capacity Schedule is outlined in Exhibit E – Available Capacity Schedule.
3. "Interim Capacity" is the Capacity available from SVP from 12 kV distribution feeders prior to operation of the Substation Facilities
4. "Paid Capacity" is the Capacity for which Customer has paid Load Development Fees. Paid Capacity is greater than or equal to Available Capacity.
5. "Cumulative Paid Capacity" is the Paid Capacity required for the Available Capacity in the Exhibit E – Available Capacity Schedule.
6. "Total Capacity" is the Customer requested maximum MVA capacity and can not exceed 99 MVA. While, the Substation Facilities and Transmission Facilities will be designed to meet Total Capacity, the maximum Capacity available to Customer is Available Capacity for each Load Phase.

B. "Electric Service" is defined in SVP Rules and Regulations No. 1C – Definitions.

C. "Estimated Duration" in Exhibit D – Project Schedule and Costs is an estimated duration for a set of tasks. This is a best case scenario and does not include potential delays such as weather or force majeure.

D. "Load Development Fee" is the Commercial Facilities Dedicated 60kV Fee in the City of Santa Clara Municipal Fee Schedule. This fee represents the share of costs associated with System Capacity Improvement Facilities required. This fee funds system wide capital expenditures directly related to the addition of infrastructure associated with new load increases and does not include costs directly attributed to Customer's Project. Customer will be obligated to pay the fee based on the City's Municipal Fee Schedule at the time of the invoice.

E. "Load Phase" is depicted in Exhibit D and are the periods for which a specific Available Capacity is in effect and available for Customer to use.

F. "System Capacity Improvement Facilities" are the system improvements required by City to support the Total Capacity requested by Customer. System Capacity Improvement Facilities include projects on SVP's 230kV, 115kV, and 60kV

transmission lines, receiving stations, and Pacific Gas & Electric Bulk Electric System Improvements.

2. PROJECT OVERVIEW

A. PROPOSED PROJECT:

The Proposed Project, (PLN2019-14055), was approved at the City Council meeting on November 9, 2021. On November 9, 2021, City Council approved the resolution to adopt the Environmental Impact Report and associated actions for the 1200 Memorex Drive project, including a new substation, equipment yards and onsite improvements.

The Proposed Project is the development of a four-story 472,920 square foot data center building with an attached six-story 87,520 square foot ancillary use office and storage component, for a combined square footage of 560,440, along with the associated electrical substation, paved parking areas and landscaping. The data center building would be approximately 85 feet in height, with additional screening features extending to a height of 99 feet. The data center portion of the building would house computer servers for private clients in a secure and environmentally controlled structure and would be designed to provide 60 megawatts (MW) of information technology (IT) power.

The Proposed Project includes the demolition of the existing historic industrial buildings on-site, and a minor modification to the Zoning Code standards to allow the increased height of 99 feet and a reduction in the zoning code parking standards for a data center.

B. ELECTRIC FACILITIES:

1. Customer will construct electrical Substation Facilities with a capacity of 90 megavolt amps (MVA) on the southeast corner of the Premises near Di Giulio Avenue and Memorex Drive.
2. Customer is also requesting electric power capacity of up to 4.5 MVA from SVP prior to completion of the Substation Facilities ("Interim Phase").
3. City and Customer have agreed that Customer will fund the development and construction of the Substation Facilities and Transmission Facilities ("Substation Development Phase") to serve the Premises.
4. In the course of the development of the Premises, City and Customer will finalize requirements for the interconnection facilities necessary for supplying electrical power within the project ("Connection Phase").

   The layout of and requirements for the interconnection facilities shall be complete and agreed upon by the Parties prior to commencement of any construction on the Substation Facilities.
5. The beginning and the ends of these successive phases may overlap. The respective responsibilities and obligations of the City and Customer for each of these phases are more particularly described below.
6. Customer has requested a Total Capacity of 90 MVA. In the event that 90 MVA is not included in Exhibit E – Available Capacity Schedule, SVP and Customer shall meet at least once every two (2) years to consider amendments to this Agreement to modify or extend the Available Capacity

Schedule in Exhibit E to increase or decrease Capacity.

3. INTERIM PHASE

A. SVP OBLIGATIONS

To enable Customer to begin construction and operate without interruption until the Substation Facilities are fully constructed and begin operation, Customer will utilize the existing 4.5 MVA of Capacity of Electric Service. Interim Service is provided from one (1) 12 kV distribution feeder at or near the location set forth in the Interim Service diagram attached as Exhibit B.

B. CUSTOMER OBLIGATIONS

Customer acknowledges that up to 4.5 MVA Interim Service requested for the site is the combined allocation for the Premises. Customer shall pay all costs associated with the removal of the Interim Service. Customer shall work with SVP to transfer Customer's existing load from the Interim Service to the new Substation Facilities within three (3) months after energization of the Substation Facilities.

4. SUBSTATION DEVELOPMENT PHASE

A. SVP OBLIGATIONS

1. SVP will provide up to the Available Capacity for Customer's use in each Load Phase as detailed in Exhibit E – Available Capacity Schedule, to the Premises, upon completion of, and served by, the Substation Facilities, Transmission Facilities and required System Capacity Improvement Facilities which include projects on SVP's 230kV, 115kV, and 60kV transmission lines, receiving stations, and Pacific Gas & Electric Bulk Electric System Improvements ("System Capacity Improvement Facilities").
2. As the System Capacity Improvement Facilities completion schedules are not fully controlled by SVP, SVP at its sole discretion may limit Customer and Customer's tenants' Available Capacity until the Capacity is made available to SVP.
3. The initial approved Available Capacity Schedule is identified in Exhibit E.
4. The Parties agree that the Capacity from the Substation Facilities will also be provided pursuant to the Rules and Regulations, applicable Silicon Valley Power Rate Schedules, current Load Development Fees and subject to the completion of any system upgrades necessary to serve the load at the time the load capacity increase is initiated. The 90 MVA of Capacity shall be provided to the Customer at the cost of the Load Development Fee applicable at the time of payment.
5. SVP will make Electric Service available to the Customer, at the Utility Connection Point, from the Substation Facilities and connected to the Premises through the Transmission Facilities. The "Utility Connection Point" for a SVP junction facility is the Customer side of the 60kV disconnect switches located within the Substation Facilities as shown in

Exhibit C.

6. SVP will use commercially reasonable efforts to test and commission the Substation Facilities to be able to deliver the Capacity per the Available Capacity Schedule (inclusive of any Interim Service that is transferred to the Substation Facilities) in Table E1 of Exhibit E, at 60 kV, within thirty (30) months after the Effective Date of this Agreement.

7. SVP shall use commercially reasonable efforts to design, construct, test and commission the Transmission Facilities to be able to deliver the Capacity per the Available Capacity Schedule (inclusive of any Interim Service that is transferred to the Substation Facilities) in Table E1 of Exhibit E, within thirty (30) months after the Effective Date of this Agreement.

8. Completion of the Substation Facilities and Transmission Facilities is subject to the following terms:

   a) SVP shall own, operate, and maintain all City-owned Substation Facilities and Transmission Facilities, to the Customer's point of connection with SVP.

   b) SVP shall own, operate and maintain all City-owned Substation Facilities and Transmission Facilities, SVP control building and all equipment therein, as shown in Exhibit C.

   c) The Parties agree to coordinate the design and construction of the Substation Facilities and Transmission Facilities in accordance with the Project Schedule and Costs attached hereto as Exhibit D, to ensure timely completion.

   d) SVP shall design the City-owned control building within the Substation Facilities.

   e) SVP shall take over the management of the Transmission Facilities once a complete 70% design package has been reviewed and approved.

   f) SVP shall keep Customer informed on a regular ongoing basis as to the costs it is incurring associated with the design, construction, testing, commissioning, and completion of the Substation Facilities and Transmission Facilities, including periodic updates to Exhibit D as appropriate. Once preliminary engineering review is complete, SVP will provide Customer with a detailed estimate of SVP project cost to fully complete the Substation Facilities and the Transmission Facilities, including the control building within the Substation Facilities. SVP shall provide Customer with reasonable access to SVP's books and records that substantiate any costs SVP proposes to bill to Customer related to the Substation Facilities and Transmission Facilities.

   g) In no way will City be held responsible or subject to any penalty if the Project is not complete by Customer's anticipated or proposed energization date.

h) The Substation Facilities shall be substantially complete before SVP begins testing and commissioning activities. For purposes of this Agreement, "substantially complete" means that Substation Facilities construction is complete, in accordance with SVP's standards and requirements, and no Customer contractors remain working within the perimeter wall of the Substation Facilities. See Exhibit C for location of perimeter wall. SVP is not obligated to compress its testing and commissioning schedule to meet Customer's anticipated service date.

i) SVP acknowledges that the required interconnection study has been completed and it reflects development and Available Capacity schedules known at that time. SVP will update the Customer on projects and schedules that may impact the Available Capacity feasibility as they become available.

B. CUSTOMER OBLIGATIONS

1. The Customer shall design (with the exception of the City-owned control building), procure, and construct the Substation Facilities, as shown in Exhibit C (Station Plan), to provide 60kV service to the Premises, at its own financial risk, per SVP's standards and requirements.

2. The substation would consist of three (3) 50 MVA transformers. In the event one transformer fails, then the load, not to exceed 90 MVA, would be transferred to the redundant transformer.

3. Completion of the Substation and Transmission Facilities is subject to the following terms:

   a) The Substation Facilities shall be for exclusive use of the Customer's building(s) to be constructed on the parcel 224-66-006, as shown on Exhibit A.

   b) Substation Facilities 60kV bus will be a breaker and half scheme with the complete 60kV junction being constructed to serve the Premises.

   c) Customer shall obtain all land use entitlements, and provide any property rights, including easements, to the City, necessary to construct, complete and maintain the Substation Facilities.

   d) Customer shall be responsible for managing the transmission line design until a 70% design package has been reviewed and approved.

   e) Customer shall be responsible for all costs associated with the acquisition of all easements necessary for the Transmission Facilities.

   f) Customer shall construct a perimeter wall, marked as "Perimeter Wall" on Exhibit C, which shall create a physical boundary around the Substation Facilities and which is for ensuring the Substation Facilities' security ("Station Perimeter Wall"). The Station Perimeter

Wall shall be for the exclusive use of SVP. Only SVP approved signage is permitted on the Station Perimeter Wall. The substation shall have an all-weather asphalt surface underlain by an aggregate base.

g) The Customer shall procure the Substation Facilities control building to comply with SVP's design specifications and requirements. Any changes or substitutions to SVP's design package for the control building must have SVP approval prior to implementation, which approval shall not be unreasonably delayed or withheld. SVP, or SVP's designated representative shall oversee factory acceptance testing of the control building and inspect the control building prior to shipment of the building to the Premises. All deficiencies identified by SVP during the factory inspection visits shall be corrected prior to shipment of the control building to the Premises.

h) Customer-owned control, communication, and protection wiring from the Customer's control building to the marshalling termination cabinet located on Customer side of the demarcation fence, and related equipment, will be owned and maintained by Customer. All control and protection wiring must be clearly identified by Customer per SVP direction to avoid confusion when troubleshooting, maintaining, or repairing City-owned equipment to avoid possible misoperation of any SVP equipment.

i) Customer shall pay the City actual costs per Payment Milestones set forth in Exhibit D. These costs shall include but not be limited to all travel expenses incurred by SVP to perform factory inspections, oversee testing for any equipment purchased by Customer to be turned over for SVP's ownership, and all punch list items necessary to fully integrate the Substation Facilities into SVP's network. Invoiced costs by City shall be due within thirty (30) days of receipt of invoice. Invoices from City shall describe in detail the costs to Customer.

4. Customer must pay a Load Development Fee according to the current applicable fee schedule in the City of Santa Clara Municipal Fee Schedule and the schedule set forth in Exhibit D. The Load Development Fee will be payable 30 days prior to the energization of the additional Electric Service.

5. CONNECTION PHASE

A. SVP OBLIGATIONS

1. Upon completion of the Substation Facilities, Transmission Facilities and System Capacity Improvement Facilities, SVP shall provide the Available Capacity (inclusive of any Interim Service that is transferred to the Substation Facilities) for each Load Phase as detailed in Exhibit E. Such Capacity shall include primary and, as necessary, secondary, services to the Premises.

2. All electrical equipment installed by Customer upon the Premises for the purpose of, but not limited to, delivery and metering of Customer's Electric Service, shall become the property of SVP. SVP shall own, operate, and maintain the Substation Facilities (including the City-owned control building and all other City-owned equipment) and the Transmission Facilities at its sole cost and expense, in accordance with good utility practices and SVP Rules and Regulations as they may be updated.

B. CUSTOMER OBLIGATIONS

1. SVP and Customer will negotiate and prepare one or more easement agreements providing limited easements on the Premises, as may be required by SVP, to install, operate, and maintain any necessary distribution facilities.

2. Customer shall work with SVP to transfer Customer's existing load from the Interim Service to the new Substation Facilities within three (3) months after energization of the Substation Facilities.

6. LOAD FORECAST AND LOAD DEVELOPMENT FEE PAYMENT SCHEDULE

A. The Available Capacity – Table E1 is the agreed upon Available Capacity schedule. Exhibit E may only modified through an amendment to this Agreement or a Capacity Reduction as described in this Section. Customer shall pay Load Development Fees based on the Payment Schedule in Exhibit D.

B. Customer shall provide an annual 10-Year load forecast by month due within 30 days of request by SVP. A template will be provided annually by SVP to complete this process. This forecast will be used to determine Capacity available for use and incorporated into SVP's Transmission Planning Process. SVP may adjust this customer-provided load forecast to meet system capacity requirements. The resulting 10-Year load forecast (which may also be referred to as load ramp schedule) is for transmission planning purposes only and does not modify Exhibit E – Available Capacity Schedule.

C. City will invoice Load Development Fees based on the following schedule:

1. Following execution of this Agreement, City will invoice Customer for Load Development Fees based on 20 MVA. This amount will be reduced by the dollar amount of Load Development Fees paid for Interim Service.

2. Each time that Available Capacity exceeds Cumulative Paid Capacity in Exhibit E – Available Capacity Schedule, City will invoice Load Development Fees in 10 MVA increments based on the current municipal fee schedule rate at time of invoice date.

D. Capacity Reduction:

1. SVP will monitor the Customer's demand at the end of each Load Phase as described in Exhibit E.

2. After the end of each Load Phase, SVP at its sole discretion may reduce Available Capacity and Cumulative Paid Capacity based on Customer's

Peak Demand during the last completed Load Phase. The Customer's Peak Demand is calculated as the highest demand average over three (3) consecutive monthly billing periods within each Load Phase. This reduced Available Capacity is calculated as the Customer's Peak Demand plus 15%.

3. SVP shall notify the Customer of any Capacity reduction by means of a Capacity Reduction Notice in substantially the same format as Exhibit F – Sample Capacity Reduction Notice. The Capacity Reduction Notice shall include an updated Exhibit E and such updated Exhibit E shall replace the most recent Exhibit E. Any Load Development Fees paid by Customer for unavailable Capacity that has been reduced pursuant to a Capacity Reduction Notice shall be refunded to the Customer at the rate the Customer paid for such Capacity.

4. If the Available Capacity has been reduced through a Capacity Reduction Notice, and the City issues a refund of Load Development Fees, the Customer acknowledges and agrees that Customer shall have no right to any interest accrued by the entire payment or any amount refunded.

5. If the Available Capacity has been subject to Capacity Reduction at any time during the term of this Agreement and if the Customer's Demand is expected to increase above the reduced Available Capacity, then the Customer may request an amendment to this Agreement including an updated Exhibit E - Available Capacity Schedule. Customer shall provide any supporting information requested by SVP. Such amendment to this Agreement is not to be unreasonably withheld or delayed but is subject to SVP's system capacity limitations.

6. SVP may continue to issue Capacity Reduction Notices by evaluating the highest demand average over (3) three consecutive monthly billing periods during a 5-year window beginning with the end date of the final phase of the currently effective Available Capacity Schedule.

7. When evaluating Customer Peak Demand, SVP may evaluate any anomalies such as needle peaks that may artificially increase peak demand.

E. Customer shall be responsible to operate within the Available Capacity for each Load Phase. In the event of exceedance, the Customer shall pay any penalties, damages, or any other cost associated with Customer's load exceeding the Available Capacity as detailed in Table E1. Such costs include the de-energization of SVP electric system for asset inspection and pass through of any penalties assessed to SVP by the California Independent System Operator (CAISO) relating to Resource Adequacy forecasted capacity based on the Customer's excess load above the Available Capacity.

F. Customer shall provide at least 14-day advance notice of any major maintenance or commissioning activities concerning the Substation Facilities.

7. NON-INTERFERENCE

Neither Party nor any of its agents or contractors shall perform any work relating to the Interim Service, the Substation Facilities, the Transmission Facilities, or the Premises in a manner which unreasonably interferes with the other Party's work or property. Customer and each of its respective agents and contractors shall use their best efforts to minimize disruption to the City. Without limiting the generality of the foregoing, each Party shall consult in good faith with the other regarding the manner in which work will be performed.

8. FORCE MAJEURE

A. Neither Party shall be considered to be in default in performance of any of its obligations under this Agreement when a failure of performance is due to an Uncontrollable Force. The term "Uncontrollable Force" as used in this Agreement, shall mean any cause beyond the reasonable control of the Party affected, and which by exercise of due diligence such Party could not reasonably have been expected to avoid and which by exercise of due diligence it has been unable to overcome or obtain or cause to be obtained a commercially reasonable substitute therefore. Such Uncontrollable Force includes the failure or threat of failure of facilities, Act of God, flood, drought, earthquake, storm, tornado, fire, explosion, lightning, epidemic, public emergency, war, riot, civil disobedience, labor strike, labor dispute, labor or materials shortage (however labor or materials shortage does not include the mere inability to obtain that labor or material at a particular price), sabotage, restraint by court order, restraint by public authority, or action or non-action by governmental authority or accident.

B. No Party shall, however, be relieved of liability for failure of performance if such failure is due to causes arising out of its own negligence or due to removable or remediable causes which it fails to take reasonable efforts to remove or remedy within a reasonable time, or due to mere fluctuations in market prices, or due to unreasonable delay by the Party claiming or seeking to claim relief from liability. Nothing contained herein shall be construed to require a Party to settle any strike or labor dispute in which it may be involved. Either Party rendered unable to fulfill any of its obligations under this Agreement by reason of an Uncontrollable Force shall give prompt written notice of such fact to the other Party and shall exercise due diligence to remove such inability with all reasonable dispatch.

9. NO ASSIGNMENT OF AGREEMENT/SUCCESSORS IN INTEREST

A. Customer and City each bind itself, its successors, and assigns, to all of its respective covenants of this Agreement. Except as otherwise set forth in this Agreement, no interest in this Agreement or any of the work provided for under this Agreement shall be assigned or transferred, either voluntarily or by operation of law, by either Party without the prior written approval of the other Party, which approval shall not be unreasonably withheld, conditioned or delayed; any such assignment shall not relieve the assignor from any of its obligations under this Agreement.

B. Notwithstanding anything to the contrary, Customer shall have the right to collaterally assign its rights under this Agreement to a lender providing

construction financing or other financing for the improvements being constructed by Customer on or about the Premises, including any Substation Facilities. Customer shall provide written notice to SVP of Customer's collateral assignment of its rights under this Agreement to a lender. SVP agrees to reasonably cooperate with Customer's financing efforts pursuant to this Section 9, at no out-of-pocket expense to SVP.

10. NO THIRD PARTY BENEFICIARY

Except permitted assignees per Section 9 above, this Agreement shall not be construed to be an agreement for the benefit of any third party or parties and no third party or parties shall have any claim or right of action under this Agreement for any cause whatsoever.

11. HOLD HARMLESS/INDEMNIFICATION

A. To the extent permitted by law, Customer agrees to protect, defend, hold harmless and indemnify City, its City Council, commissions, officers, employees, volunteers and agents from and against any claim, injury, liability, loss, cost, and/or expense or damage, including all costs and attorney's fees in providing a defense to any such claim or other action, and whether sounding in law, contract, tort, or equity, in any manner arising from, or alleged to arise in whole or in part from, or in any way connected with this Agreement, including claims of any kind by Customer's employees or persons contracting with Contractor to perform any portion of this Agreement, and shall expressly include passive or active negligence by City connected with the Agreement. However, the obligation to indemnify shall not apply if such liability is ultimately adjudicated to have arisen through the sole active negligence or sole willful misconduct of City; the obligation to defend is not similarly limited.

B. Customer's obligation to protect, defend, indemnify, and hold harmless in full City and City's employees, shall specifically extend to any and all employment-related claims of any type brought by employees, contractors, subcontractors or other agents of Customer, against City (either alone, or jointly with Customer), regardless of venue/jurisdiction in which the claim is brought and the manner of relief sought.

C. To the extent permitted by law, City agrees to protect, defend, hold harmless and indemnify Customer and its affiliates and their directors, officers, employees, and agents from and against any claim, injury, liability, loss, cost, and/or expense or damage, however same may be caused, including all costs and reasonable attorney's fees in providing a defense to any claim arising therefrom, for which Customer shall become legally liable arising from SVP and the City of Santa Clara's gross negligence or willful misconduct with respect to or in any way connected with its performance under this Agreement.

12. AMENDMENTS

It is mutually understood and agreed that no alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed by the Parties and incorporated as an Amendment to this Agreement.

13. SEVERABILITY CLAUSE

In case any one or more of the provisions contained herein shall be held invalid, illegal or unenforceable by a court of competent jurisdiction, it shall not affect the validity of the other provisions which shall remain in full force and effect.

14. WAIVER

Waiver by either Party of any provision of this Agreement shall not be construed as waiver(s) of any other provision of this Agreement.

15. NOTICES

All notices to the Parties shall, unless otherwise requested in writing, be sent to SVP addressed as follows:

Chief Electric Utility Officer
City of Santa Clara
1500 Warburton Avenue
Santa Clara, California 95050
And by e-mail at svpcontracts@santaclaraca.gov, and
manager@santaclaraca.gov

And to Customer addressed as follows:

1220 Santa Clara PropCo, LLC
300 N. LaSalle Street, Suite 1500
Chicago, IL 60654
Attention: Nitin Sathe, General Counsel
Email: nsathe@ipipartners.com

The workday the e-mail was sent shall control the date notice was deemed given. An e-mail transmitted after 1:00 p.m. Pacific Standard Time on a Friday shall be deemed to have been transmitted on the following business day.

16. CAPTIONS

The captions of the various sections, paragraphs and subparagraphs of this Agreement are for convenience only and shall not be considered or referred to in resolving questions of interpretation.

17. GOVERNING LAW AND VENUE

This Agreement shall be governed and construed in accordance with the statutes and laws of the State of California. The venue of any suit filed by either Party shall be vested in the state courts of the County of Santa Clara, or if appropriate, in the United States District Court, Northern District of California, San Jose, California.

18. COMPLIANCE WITH LAWS

The Parties shall comply with all laws, ordinances, codes and regulations of the federal, state and local governments applicable to their respective obligations and activities contemplated by this Agreement, including but not limited to "The Code of the City of

Santa Clara, California" ("SCCC"). In particular, Customer's attention is called to the regulations regarding Campaign Contributions (SCCC Chapter 2.130), Lobbying (SCCC Chapter 2.155), Minimum Wage (SCCC Chapter 3.20), Business Tax Certificate (SCCC section 3.40.060), and Food and Beverage Service Worker Retention (SCCC Chapter 9.60), as such Chapters or Sections may be amended from time to time or renumbered. Additionally Customer has read and agrees to comply with City's Ethical Standards (http://santaclaraca.gov/home/showdocument?id=58299).

19. DISPUTE RESOLUTION

A. Unless otherwise mutually agreed to by the Parties, any controversies between the Parties regarding the construction or application of this Agreement, and claims arising out of this Agreement or its breach, shall be submitted to mediation within thirty (30) days of the written request of one Party after the service of that request on the other Party.

B. The Parties may agree on one mediator. If they cannot agree on one mediator, the Party demanding mediation shall request the Superior Court of Santa Clara County to appoint a mediator. The mediation meeting shall not exceed one day (eight (8) hours). The Parties may agree to extend the time allowed for mediation under this Agreement

C. The costs of mediation shall be borne by the Parties equally.

D. Mediation under this section is a condition precedent to filing an action in any court. In the event of litigation or mediation that arises out of any dispute related to this Agreement, the Parties shall each pay their respective attorney's fees, expert witness costs and cost of suit, regardless of the outcome of the litigation.

20. OTHER AGREEMENTS

This Agreement shall not prevent either Party from entering into similar agreements with other entities or individuals.

21. TERMINATION OF AGREEMENT

A. TERMINATION FOR CAUSE

For purposes of this Agreement, the term "default" shall mean the failure of any Party to perform any material obligation in the time and manner provided by this Agreement. Either Party may terminate this Agreement in the event of a default by the other Party by providing a written Notice of Termination to the defaulting Party. Such Notice of Termination shall become effective no less than thirty (30) calendar days after a Party receives such notice. Such Notice of Termination for cause shall include a statement by the terminating Party setting forth grounds for determination of default under the Agreement.

B. OPPORTUNITY TO CURE DEFAULT

Upon receipt of a Notice of Termination by a Party arising from its default under this Agreement, the defaulting Party shall have thirty (30) days from the receipt of such notice to cure the default by making such payment or performing the

required obligation (or additional time, if any that is reasonably necessary to promptly and diligently cure the default). If the default is cured to the reasonable, mutual satisfaction of the Parties, the Agreement shall remain in effect upon written acceptance of the cure by the Party who issued the Notice of Termination for cause.

C. TERMINATION WITHOUT CAUSE

At any time, Customer may elect to terminate construction of the Substation Facilities and Transmission Facilities upon delivery of one hundred eighty (180) days written notice thereof to the City. If Customer chooses to terminate construction of the Substation Facilities and Transmission Facilities, Customer will reimburse any and all City expenses, termination fees, and cancellation fees reasonably incurred by the City related to the Substation Facilities and Transmission Facilities prior to the expiration of such 180-day notice period. Customer shall not be entitled to a refund of any Load Development Fees that have been paid prior to the written notice of termination.

22. COUNTERPARTS

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but both of which shall constitute one and the same instrument.

23. INTEGRATED DOCUMENT - TOTALITY OF AGREEMENT

This Agreement and its Exhibits embody the entire agreement between the Parties regarding the subject matter of this Agreement. No other understanding, agreements, conversations, or otherwise, with any officer, agent, or employee of the City shall affect or modify any of the terms in or obligations created by this Agreement.

The Parties acknowledge and accept the terms and conditions of this Agreement as evidenced by the following signatures of their duly authorized representatives. It is the intent of the Parties that this Agreement shall become operative on the Effective Date.

CITY OF SANTA CLARA, CALIFORNIA
a chartered California municipal corporation

Approved as to Form:

City Attorney

Dated: 5/5/2022

Office of the City Manager
1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax (408) 241-6771

"CITY"

1220 SANTA CLARA PROPCO, LLC
a Delaware limited liability company,

Dated: April 25, 2022
By (Signature):
Name: Nitin Sathe
Title: Vice President
Principal Place of Business Address: 300 N. LaSalle Dr., Ste. 1500 Chicago, IL 60654
Telephone: (202) 396-1907

"CUSTOMER"

EXHIBIT A

Parcel Map

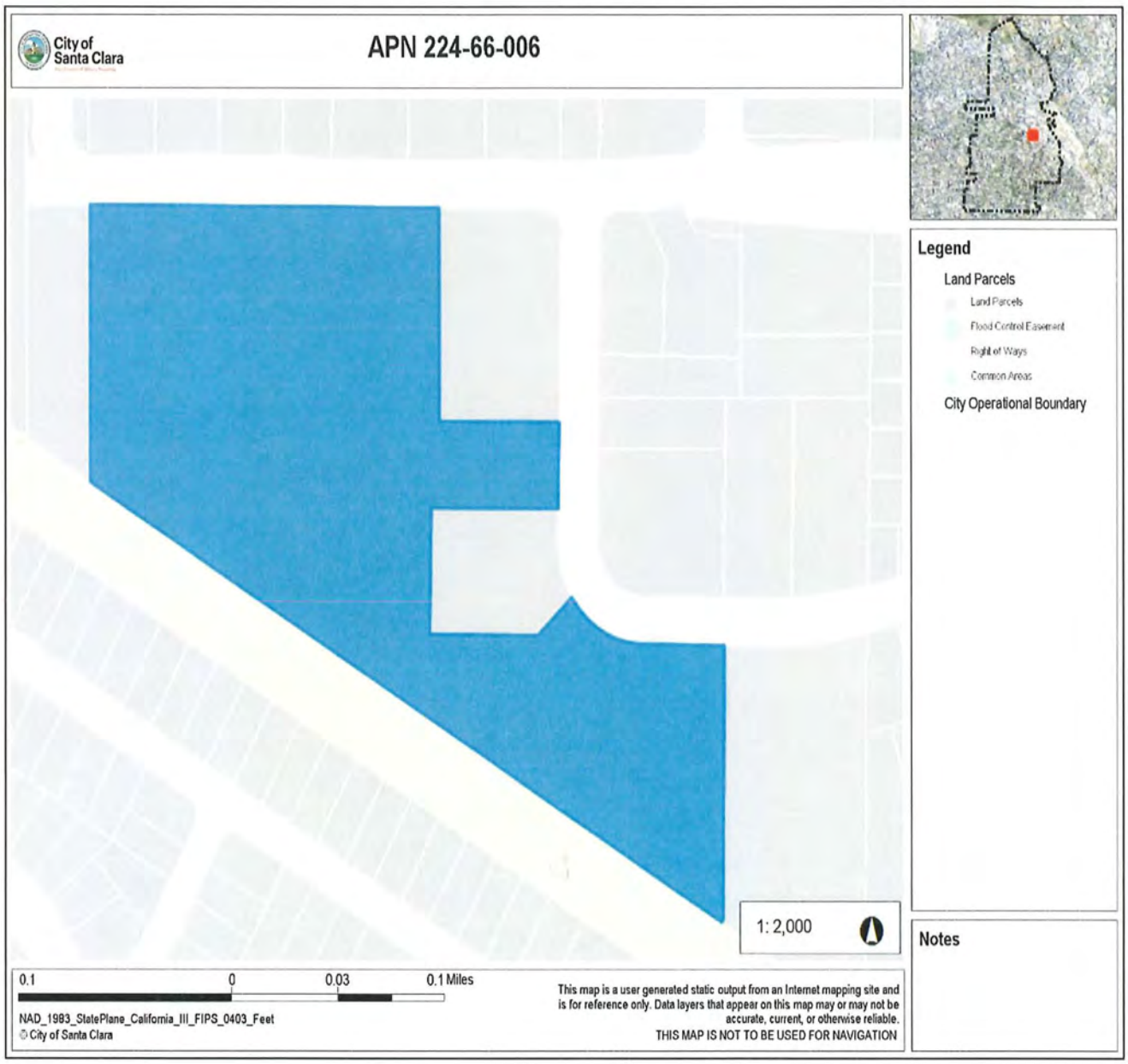


EXHIBIT B

Interim Service Diagram

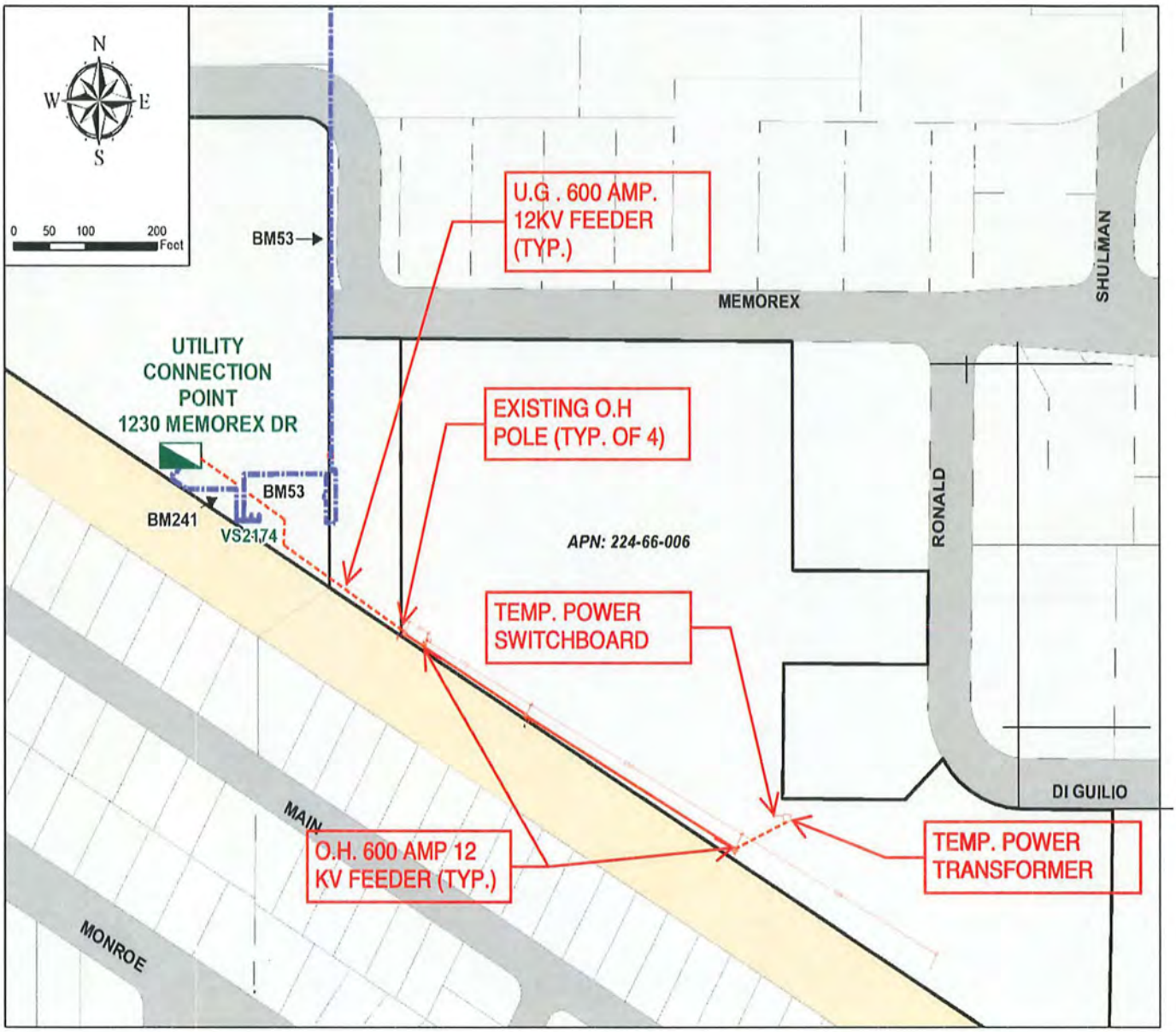


EXHIBIT C

Station Plan

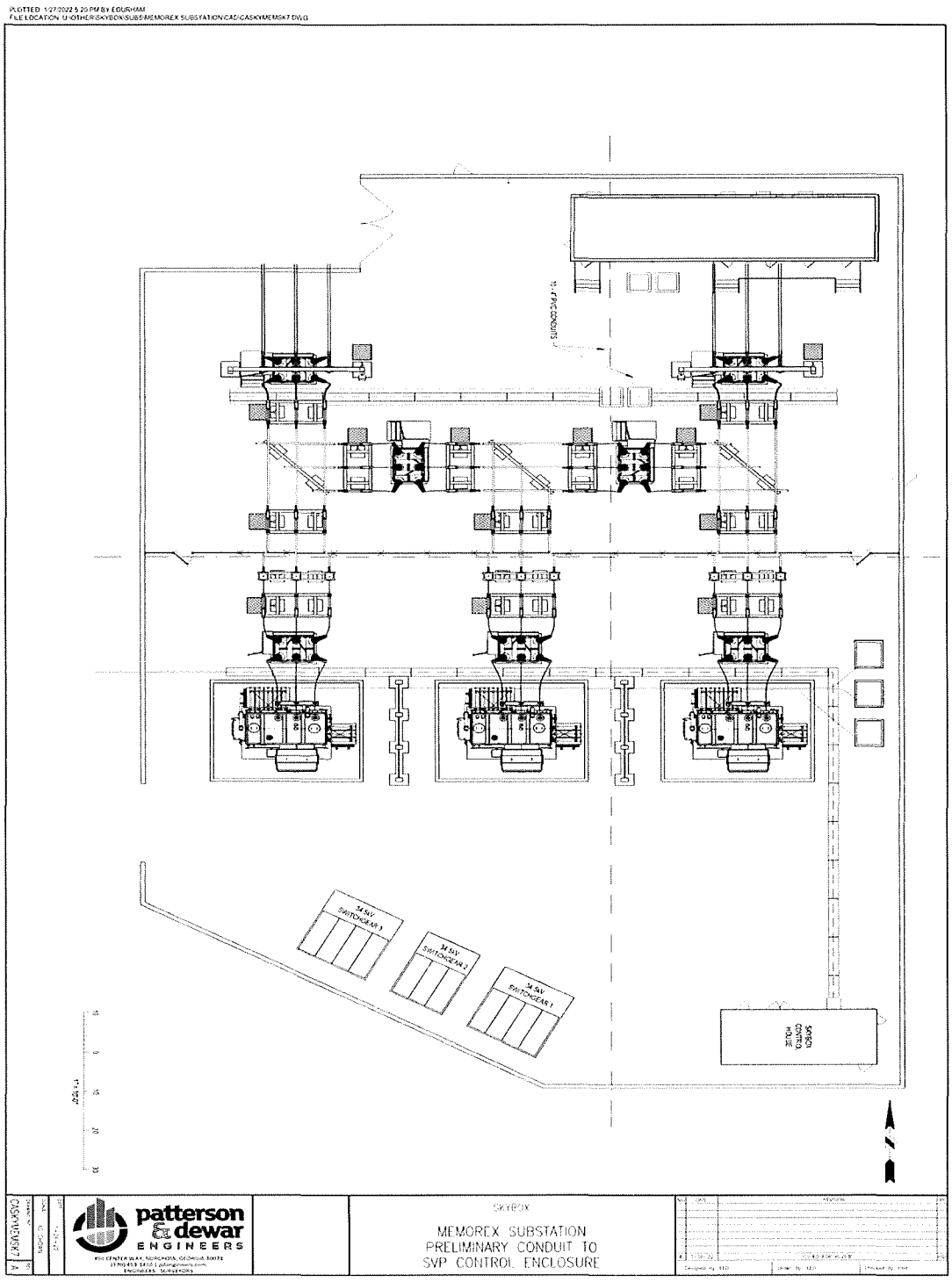


EXHIBIT D
Project Schedule and Costs

Payment Rates

Customer will pay the Load Development Fee based on the current published fee in the Municipal Fee Schedule adopted by the City Council of the City of Santa Clara and amended from time to time. Customer shall also be responsible for actual costs for Substation Facilities and Transmission Facilities.

Payment Schedule

All SVP Estimated Amounts are based on estimated costs and fees at the time of this Agreement. Actual amounts will be based on actual costs and fees at the time of invoice.

Table D1 - Payment Milestone Schedule

Milestone	SVP Invoice Date (payment due 30 days after invoicing)	SVP's Estimated Amount
1	City will invoice within 30 Days following execution of Substation Agreement (Milestone payment amount includes Load Development Fees for 20MVA $6,979,800) City will invoice for LDF for the difference between 20 MVA and the dollar amount paid for Interim Service.	$11,507,800
2	Invoiced 30 Days before Public Works contract is submitted to City Council for approval	$5,770,000
3	City will invoice 30 days before Notice to Proceed is issued to Transmission Line contractor.	$840,000
4	Invoiced after energization of Substation Facilities. City will invoice customer for the difference between estimated costs billed in PM 1, PM 2, and PM 3 and actual costs.	$TBD
5	Phase 0 Load Development Fee; City will invoice 2 years following substation facilities energized; 10 MVA block	$3,489,900
6	Phase 1 Load Development Fee; City will invoice 3 years following substation facilities energized; 10 MVA block	$3,489,900

Customer shall provide SVP written notice at least thirty (30) days prior to the substantial completion of the Substation Facilities, and SVP shall use its commercially reasonable efforts to complete its testing and commissioning activities within 120 days

after the substantial completion of the Substation Facilities. SVP will use its commercially reasonable efforts to meet Customer's anticipated service date. SVP is not obligated to compress its testing and commissioning schedule to meet Customer's anticipated service date.

Table D2 – Substation Design and Construction Elements

Transmission Interconnection Process to run concurrent with Substation Design, Build and Test Process

All SVP Estimated Costs are based on estimated costs and fees at the time of this Agreement. Actual amounts will be based on actual costs and fees at the time of invoice.

Substation Design & Construction Elements	Estimated Duration Time Frame of work	SVP Estimated Costs	Payment Milestone	Comments
Substation Design	3 Months	$1,340,000	PM #1 $940,000 - City will invoice within 30 days after agreement is executed. Payment is due within 30 days of invoice date. Work will commence once City receives payment in full.	$1,340,000 includes all work for Substation Design and Transmission Design elements. Funds received from a Funding Agreement ($400,000) is credited to this payment milestone.
Substation Design Build & Test Process: Start date based on date the substation agreement is executed by City				
Control Building Procurement Drawings & Contract Specification Preparation	6 Months		Estimated costs included in PM #1 (Substation Design)	Concurrent with Substation Drawing Preparation
SVP Control Building Bid Assistance and Shop Drawing Review	9 Months		Estimated costs included in PM #1 (Substation Design)	Concurrent with Substation Drawing Preparation
Substation Design Drawings & Contract Specification Preparation	8 Months		Estimated costs included in PM #1 (Substation Design)	Customer may perform this task concurrent with Control Building Drawing Prep
Substation Construction	8 Months		Estimated costs of Engineering support of construction including submittal review is included in PM#1	Construction costs paid directly by Customer

Substation Design & Construction Elements	Estimated Duration Time Frame of work	SVP Estimated Costs	Payment Milestone	Comments
Substation Commissioning & Testing	3 Months	$270,000	PM #2 - $270,000- City twill invoice 30 days before Public Works contract is submitted to City Council for approval. Payment due 30 days from invoice date. Work will commence once Public Works Contract is executed and payment is received in full.	Begins after substation construction is complete.
Total Substation Design, Construct, Test process	22 months	$1,610,000	This cost is a subtotal and not a part of a payment milestone	$1,610,000 is a subtotal for Substation Design, Construct, and Test process. Best case time frame.
Transmission Interconnection Process. Concurrent with Substation Design, Build and Test process				
Transmission Line Interconnection Design	6 months	$750,000	PM #1 $750,000. City will invoice 30 days after Substation Agreement is executed Payment is due within 30 days of invoice date. Work will commence once City receives payment in full.	
Transmission Pole and Conductor Procurement	5 months	$2,210,000	PM #1: Route 1 - $2,210,000 City will invoice 30 days before Public Works contract is submitted to City Council for approval. Payment is due 30 days from invoice date.	$2, 210,000 includes all long lead time material procurement and fabrication work for the Transmission Line Interconnection elements.
Easement Acquisition	9 Months	$778,000	PM #1 $628,000. City will invoice 30 days after Substation Agreement is executed. Payment is due within 30 days of invoice date. Work will commence once City receives payment in full.	$778,000 is total for easement acquisition and negotiation. Funds received from a Funding Agreement Amendment ($150,000) is credited to this payment milestone.
Public Works Bidding Transmission (T-line) construction	4 Months		Estimated cost included in Construction of Transmission Line Extension (PM#2)	This task includes the public works bid for T-line construction associated with connecting the substation to the SVP 60kV loop

Substation Design & Construction Elements	Estimated Duration Time Frame of work	SVP Estimated Costs	Payment Milestone	Comments
Construction of Transmission Line Extension Includes the T-line construction associated with connecting the substation to the SVP 60kV loop	2 months	$5,500,000	PM #2 Route 1: $5,500,000 - City to invoice 30 days before Public Works contract is submitted to City Council for approval. Payment is due 30 days from invoice date. Work will commence once Public Works Contract is approved and payment is received in full.	Task includes all work necessary at adjacent stations for relay panel replacement or upgrades necessary for the new interconnection. This does not include any work associated with capacity increases on the loop.
Transmission Line Interconnection & City Labor	6 Months		Estimated Costs included in Construction of Transmission Line Extension (PM#2)	
Transmission Interconnection process complete	30 months	$9,238,000	This amount is a subtotal and not part of a payment milestone	Advisory Comment: Best case time frame.
Miscellaneous costs	Not Applicable	$840,000	PM #3: Payment due within 30 days of invoice from City.	Potential miscellaneous costs could include: Permits from City of Santa Clara or other regulatory agencies, 3rd party temporary construction easement fees that are not included in transmission line easement fees, utility relocation work, costs for soil remediation or disposal of hazardous materials not previously identified, CEQA mitigation fees, substation testing and commissioning costs not previously charged, and 5% Contribution in Lieu to General Fund

Substation Design & Construction Elements	Estimated Duration Time Frame of work	SVP Estimated Costs	Payment Milestone	Comments
Project close out and reconciliation	Not Applicable	To be determined at end of Project	PM #4 – City will invoke the difference between estimated costs and actual costs. Payment is due 30 days after invoice date. If estimated costs are greater than actual costs, City will refund remaining funds to Customer within sixty (60) days of the conclusion of invoicing by any third parties performing work associated with Agreement	Close out costs include any costs that exceed cost estimates such as, but not limited to: SVP labor and material costs incurred during the project, interim service removal costs, construction inspection costs, as-built documentation costs and costs associated with adding new transmission and substation assets into SVP inspection and inventory databases, and 5% Contribution in Lieu to General Fund.
Estimated Total for Substation & Transmission Design & Construction Elements	**30 Months**	**$11,688,000**		**Estimated duration includes net duration with schedule overlaps included. Schedule assumes best case scenario (Transmission Interconnection Process) and no delays due to unforeseen events such as weather for force majeure**

Table D3 Load Development Fee Schedule (based on 40 MVA)

All Estimated Amounts are based on fees at the time of this Agreement. Actual Amounts will be based on fees at the time of invoice.

Additional Fees to be paid by the Customer	Time Frame from Effective Date	Estimated Cost	Payment Milestone	Comments
Interim Service Fee (based on 4.5MVA)	Existing	$ -	None	Interim service already existing to site. No additional payment required.
Load Development Fee (based on 20MVA)	City will invoice within 30 days of execution of agreement	$6,979,800	PM #1 $6,979,800 - PM #1 - City will invoice first 20MVA of Interim Service. Payment is due 30 days after date of invoice.	Payment estimate based on Customer Load Development Fee = $348.99/kVA. Load Development Fees are based on City of Santa Clara Municipal Fee Schedule in effect at time of invoice to Customer.
Load Development Fee (based on 10MVA)	City will invoice within 30 days after Available Capacity in Table E1 exceeds 20 MVA	$3,489,900	PM #5 $3,489,900 - City will invoice 10MVA of Available Capacity. City must receive payment in full before capacity will be made available to Customer.	Payment estimate based on Customer Load Development Fee = $348.99/kVA. Load Development Fees are based on City of Santa Clara Municipal Fee Schedule in effect at time of invoice to Customer.
Load Development Fee (based on 10MVA)	City will invoice within 30 days after Available Capacity in Table E1 exceeds 30 MVA	$3,489,900	PM #6 $3,489,900 - City will invoice 10MVA. City must receive payment in full before capacity will be made available to Customer.	Customer Load Development Fee = $348.99/kVA Load Development Fees are based on City of Santa Clara Municipal Fee Schedule in effect at time of invoice to Customer.
Total for Load Development Fees		**$13,959,600**		

ESTIMATED GRAND TOTAL FOR ENTIRE PROJECT: $25,647,600

EXHIBIT E
AVAILABLE CAPACITY SCHEDULE

I. SVP will make commercially reasonable efforts to make Available Capacity for Customer's use based on the timeline shown in Table E1 ("Available Capacity Schedule").

II. The start date of the Available Capacity Schedule is the July 1st following the energization date of the Substation Facilities ("Capacity Start Date").

III. The Phase Start Date for each phase assumes Customer has paid all amounts due including, but not limited to, Load Development Fees and charges included in Exhibit D before the start of that Phase.

IV. Table E1 – Available Capacity Schedule is subject to the provisions of Section 6.C. (Capacity Reduction) of the Agreement and may be modified pursuant to the terms of that section.

Table E1 –Available Capacity Schedule

Load Phase	Phase Start Date	Phase End Date	Year	Available Capacity (MVA)	Capacity for Load Development Fee Payment	Cumulative Paid Capacity
Interim	Date Substation Agreement Executed	Date Substation Facilities Energization	2022	1	20	20
			2023	4.5	0	20
0	Substation Facilities Energization Date	3 years after Facilities Energization Date	2024	5	0	20
			2025	18	0	20
			2026	28	10	20
1	Substation Facilities Energization date +3 years	3 years after Phase 1 Start Date	2027	31	10	30
			2028	31	0	40
			2029	31	0	40
2	Substation Facilities Energization date +6 years	2 years after Phase 2 Start Date	2030	31	0	40
			2031	31	0	40

EXHIBIT F
Sample Capacity Reduction Notice

This Capacity Reduction Notice is made pursuant to the [INSERT SUBSTATION NAME] Substation Agreement (the "Agreement"), between the City of Santa Clara, California, a chartered California municipal corporation ("City") and [INSERT NAME OF ENTITY], [INSERT TYPE OF ENTITY] ("Customer") dated _____, 20___. This Capacity Reduction Notice is governed by the provisions of the Agreement, and this Capacity Reduction Notice is incorporated into that Agreement.

Customer is hereby notified that the Available Capacity Schedule (Exhibit E – Available Capacity Schedule) of the Agreement has been modified according to the below calculations:

Capacity Reduction Calculation pursuant to Phase #: [INSERT SUBJECT PHASE]

Available Capacity for year: _____ has been modified based on the following calculation:

1. Peak Demand for [INSERT FIRST CONSECUTIVE MONTH], 20___ during evaluation period [INSERT PHASE OR YEAR STATED IN STEP 1]:_____MVA
2. Peak Demand for [INSERT SECOND CONSECUTIVE MONTH], 20___ during evaluation period [INSERT PHASE OR YEAR IN STEP 1]:_____:_____MVA
3. Peak Demand for [INSERT THIRD CONSECUTIVE MONTH], 20___ during evaluation period [INSERT PHASE OR YEAR STATED IN STEP 1]:_____:_____MVA
4. Peak Demand average of the 3 months: [INSERT AVERAGE OF STEPS 3, 4, AND 5] MVA
5. Peak Demand average with Additional 15%: [INSERT MVA FROM STEP 6 MULTIPLIED BY 1.15] MVA

Based on the above reduction calculation, Table E1- Available Capacity Schedule in Exhibit E of the Agreement has been modified. This Capacity Reduction Notice is effective 30 days from the date signed by the SVP official below.

The new Available Capacity for each Load Phase of Agreement is as shown on Exhibit E – AVAILABLE CAPACITY SCHEDULE – AMENDED [ENTER DATE OF NOTICE + 30 Days] attached and incorporated into the Agreement by reference. Such Exhibit E shall supersede any previous Exhibit E whether those Exhibits were modified by amendment to the Agreement or by Capacity Reduction Notice.

By:

Name: _____

Title: Chief Electric Utility Officer

Signature: _____

Date: _____

File: File signed copy of Notice with the City Clerk's Office in Memorex Junction Substation Agreement

AMENDMENT NO. 1
TO THE SUBSTATION AGREEMENT BETWEEN
THE CITY OF SANTA CLARA, CALIFORNIA AND
1220 SANTA CLARA PROPCO, LLC

PREAMBLE

This Amendment No. 1 to the Substation Agreement ("Amendment No. 1") is entered into between the City of Santa Clara, California, a chartered California municipal corporation ("City") and 1220 Santa Clara Propco, LLC, a Delaware Limited Liability Company ("Customer"). City and Customer may be referred to individually as a "Party" or collectively as "Parties."

RECITALS

A. The Parties previously entered into an agreement entitled "Substation Agreement By and Between the City of Santa Clara, California and 1220 Santa Clara Propco, LLC," dated May 5, 2022 (Agreement), and

B. On _____, 2025, the Parties entered into a settlement agreement to resolve a dispute concerning the Substation Agreement and limitations concerning the Available Capacity described therein (Settlement Agreement) and this Amendment No. 1 is the product of the Settlement Agreement and fully reflects the Parties' mutual intent.

NOW, THEREFORE, the Parties agree as follows:

AMENDMENT TO TERMS AND CONDITIONS OF SUBSTATION AGREEMENT

1. Subsection 1.A. of the Agreement is amended in its entirety to read as follows:

> "Capacity" is the maximum or peak amount of electric power (electricity) that may be received by Customer for use at a specific point in time and is determined by Transmission System Operating Limits and this Agreement.
>
> 1. "Available Capacity" is the Capacity depicted in Exhibit E, Available Capacity Schedule, Amended, Table E1 and is the maximum Capacity available to be used by the Customer during each year of each Load Phase.
> 2. "Available Capacity Schedule" means the phased schedule by which the City anticipates Capacity requested by Customer will be available and is specifically set forth in Exhibit E, Available Capacity Schedule, Amended, Table E1.
> 3. "Interim Capacity" is the Capacity available from SVP from 12 kV distribution feeders prior to operation of the Substation Facilities.
> 4. "Total Capacity" is the Customer requested maximum MVA capacity and cannot exceed 99 MVA. While the Substation Facilities, Transmission Facilities, and System Capacity Improvement Facility will be designed to meet Total Capacity, the maximum Capacity available to Customer is the Available Capacity for each Load Phase.

2. Subsection 1.E. of the Agreement, the definition of "Load Phase", is corrected to reflect that "Load Phase" is depicted in Exhibit E, not Exhibit D.

3. Subsection 1.F. of the Agreement, the definition of "System Capacity Improvement Facilities", is amended in its entirety to read as follows:

> "System Capacity Improvement Facilities" are the system improvements required by City to support the Available Capacity. System Capacity Improvement Facilities include projects on SVP's 230kV, 115kV, and 60kV transmission lines, SVP receiving stations, Pacific Gas & Electric Company ("PG&E") Bulk Electric System Improvements, and include the following projects: SVP's Kifer Receiving Station ("KRS") Battery Energy Storage System ("BESS") Project, PG&E's Series Compensation Project, LS Power's Newark-Northern Receiving Station ("NRS") 230kV line, SVP's NRS upgrade, SVP's KRS 115 kV upgrade, SVP's Scott Receiving Station ("SRS") 115 kV upgrade, and the completion of SVP's new NRS-KRS 115 kV line.

4. A new Subsection 1.G. is added to the Agreement as follows:

> "Transmission System Operating Limits" means (1) the maximum allowable Bulk Electric System (BES) operating limits the SVP electric system is capable of operating as determined by the National Electric Reliability Corporation (NERC) Reliability Standards or as otherwise required by Federal Energy Regulatory Commission (FERC), or (2) for non-BES facilities, such other operating limits on the SVP electric system as determined by SVP.

5. Subsection 2.B.6. of the Agreement is amended in its entirety to read as follows:

> Customer has requested a Total Capacity of 90 MVA. In the event that 90 MVA is not included in the Available Capacity Schedule SVP and Customer shall meet at least once per year to consider amendments to this Agreement to modify the Available Capacity Schedule to increase the Available Capacity to the requested Total Capacity of 90 MVA.

6. Subsection 4.A.1. of the Agreement is amended in its entirety to read as follows:

> SVP will provide up to the Available Capacity for Customer's use in each Load Phase as detailed in the Available Capacity Schedule to the Premises, upon completion of the Substation Facilities, Transmission Facilities and required System Capacity Improvement Facilities. For avoidance of doubt, "completion" of the System Capacity Improvement Facilities means that the specific upgrade project has been placed into service.

7. Subsection 4.A.3. of the Agreement is amended in its entirety to read as follows:

> [Intentionally Omitted]

8. Subsection 4.A.4. of the Agreement is amended in its entirety to read as follows:

> The Parties agree that the provision and use of the Available Capacity is subject to applicable SVP rules, regulations, rate schedules, laws, technical documents and requirements, as they may be amended from time to time.

9. Subsection 5.A.1. of the Agreement is amended in its entirety to read as follows:

> Upon completion of the Substation Facilities, Transmission Facilities, and System Capacity Improvement Facilities, SVP shall provide the Available Capacity (inclusive of any Interim Service that is transferred to the Substation Facilities) for each Load Phase as detailed in the Available Capacity Schedule.

10. A new Subsection 5.A.3. is added to the Agreement as follows:

> Notwithstanding anything to the contrary in this Agreement, SVP may, in its sole discretion, remotely control Customer's feeder breakers on the Premises at the subtransmission (60kV) and distribution system levels in accordance with generally applicable operating practices and only to the extent necessary to maintain grid reliability. Specifically, SVP shall (a) include Customer's breakers and switches on the Premises in SVP's Supervisory Control and Data Acquisition ("SCADA") system; and (b) remotely control Customer's feeder breakers at the low side of the Substation Facilities' transformers at the subtransmission (60kV) level, as depicted in Exhibit G. To implement this remote control, SVP will develop the necessary circuit design specifications, Customer will design the circuits per SVP's specifications, and SVP will review the Customer's circuit design. Customer will be responsible for the cost of making the changes on its side of the Substation Facilities (including SVP's cost of developing the design specifications, and reviewing the Customer's circuit design), and SVP will be responsible for the costs of making the required changes on its side of the Substation Facilities. Customer shall fully cooperate with SVP to allow SVP to implement the provisions of this Section 5.A.3. In connection with the foregoing and not in any way limiting Customer's cooperation, Customer shall provide SVP with reasonable access to the Premises and the Customer-owned portion of the Substation Facilities, as SVP determines necessary, for the inspection, installation, operation, and maintenance of any equipment required for SVP to implement this Section 5.A.3.

11. Subsection 6.A. of the Agreement is amended in its entirety to read as follows:

> The Available Capacity Schedule may only be modified through an amendment to this Agreement or a Capacity Reduction as described in this Section. Customer shall pay Load Development Fees for the first 20 MVA

of Available Capacity based on the Payment Schedule in Exhibit D – Table D3.

12. Subsection 6.C. of the Agreement is amended in its entirety to read as follows:

> For Load Phases No. 5 and following, City will invoice applicable Load Development Fees within thirty (30) days (or soon thereafter) following the occurrence of a Load Phase. Customer shall pay the invoiced amount no later than thirty (30) days of the issuance of the invoice. Failure to make such payment by the date specified shall result in suspension of the Load Phase until such payment is received. For clarity, with respect to Load Phase 5, Customer has already paid the Load Development Fees for (a total of) 20 MVA, so Customer shall be invoiced for the Load Development Fees on 11 MVA.

13. Subsection 6.D.1 of the Agreement is amended in its entirety to read as follows:

> SVP shall not reduce Available Capacity pursuant to this Section D before July 1, 2035.

14. Subsection 6.D.2 of the Agreement is amended in its entirety to read as follows:

> Subject to Subsection D.1, above, SVP at its sole discretion may reduce Available Capacity based on Customer's Peak Demand. The Customer's Peak Demand is calculated as the highest demand average over three (3) consecutive monthly billing periods within the applicable Load Phase set forth in the Available Capacity Schedule. This reduced Available Capacity is calculated as the Customer's Peak Demand plus 15%.

15. Subsection 6.D.3 of the Agreement is amended in its entirety to read as follows:

> SVP shall notify the Customer of any proposed reduction in Available Capacity at least one year before the reduction in Available Capacity is set to take effect and afford an opportunity for Customer to cure such alleged failure to achieve the required Peak Demand. If Customer has not cured such alleged failure during that year, SVP may notify Customer of the Available Capacity Schedule modification by means of a Capacity Reduction Notice in substantially the same format as Exhibit F - Sample Capacity Reduction Notice. The Capacity Reduction Notice shall include an amended Available Capacity Schedule. Within 30 days of receiving a Capacity Reduction Notice, Customer may elect to pay a charge for unused capacity in lieu of the proposed reduction to the Available Capacity described in the Capacity Reduction Notice. The charge for unused capacity shall be described in the Capacity Reduction Notice.

16. Subsection 6.D.6 of the Agreement is amended in its entirety to read as follows:

> SVP may at its sole discretion continue to issue Capacity Reduction Notices by evaluating the highest demand average over (3) three consecutive monthly billing periods within the applicable Load Phase set forth in the Available Capacity Schedule.

17. Subsection 6.E. of the Agreement is amended to reflect "Exhibit E – Available Capacity Schedule, Amended, Table E1" instead of "Table E1."

18. Section 11 of the Agreement is amended to be entitled "HOLD HARMLESS/INDEMNIFICATION/NO CONSEQUENTIAL DAMAGES" and to add a new Subsection 11.D. to read as follows:

> Neither Party shall not be liable to the Party for incidental, consequential, punitive, or exemplary damages, regardless of whether advised of, or otherwise if that other Party should have been aware of, the possibility of such damages, and regardless of the legal theory or basis for such claim.

19. EXHIBIT D, Table D1 – Payment Milestone Schedule to the Agreement is deleted and replaced with Table D1 – Payment Milestone Schedule attached hereto and incorporated into the Agreement by reference.

20. EXHIBIT D, Table D3 – Load Development Fee Schedule (based on 40 MVA) is deleted and replaced with Table D3 – Load Development Fee Schedule (based on 40 MVA) attached hereto and incorporated into the Agreement by reference.

21. EXHIBIT E - AVAILABLE CAPACITY SCHEDULE, including Table E1 – Available Capacity Schedule, to the Agreement is deleted and replaced with "EXHIBIT E - AVAILABLE CAPACITY SCHEDULE, AMENDED," and Table E1, both attached hereto and incorporated into the Agreement by reference.

22. A new EXHIBIT G – REMOTE CONTROL OF FEEDER BREAKERS is added to the Agreement, both attached hereto and incorporated into the Agreement by reference.

23. Except as set forth herein, all other terms and conditions of the Agreement shall remain in full force and effect. In case of a conflict in the terms of the Agreement and this Amendment No. 1, the provisions of this Amendment No. 1 shall control.

The effective date of this Amendment No. 1 is the date of City's execution of this amendment.

The Parties acknowledge and accept the terms and conditions of this Amendment No. 1 as evidenced by the following signatures of their duly authorized representatives.

CITY:

CITY OF SANTA CLARA, CALIFORNIA,
a Chartered California Municipal Corporation
D/B/A Silicon Valley Power

APPROVED AS TO FORM:

_____
GLEN R. GOOGINS
City Attorney

By: _____
JŌVAN D. GROGAN
City Manager

STACK:

1220 Santa Clara Propco, LLC,
a Delaware limited liability company

By: _____
Name: Timothy Kuester
Its: Chief Legal and Administrative Officer and Authorized Signatory

Table D1 - Payment Milestone Schedule

Milestone	SVP Invoice Date (payment due 30 days after invoicing)	SVP's Estimated Amount
1	City invoiced within 30 Days following execution of Substation Agreement (Milestone payment #1 and Load Development Fees for 20MVA ($6,979,800). City invoiced the amounts in Milestone 1 on May 19, 2022. Customer paid the amount in full ($11,507,800).	$11,507,800 Amount includes (1) Milestone Payment to cover City's non-LDF costs ($4,528,000) and LDF for 20 MVA ($6,979,800)
2	Invoiced 30 Days before Public Works contract is submitted to City Council for approval.	$5,770,000
3	City invoiced 30 days before Notice to Proceed was issued to Transmission Line contractor.	$840,000
4	Invoiced after energization of Substation Facilities. City invoiced customer for the difference between estimated costs billed in PM 1, PM 2, and PM 3 and actual costs (excludes LDF payment).	$TBD
5	LDF Payment outside of the 20 MVA shall be paid in accordance with Section 6.C of the Agreement.	n/a

Table D3 Load Development Fee Schedule (based on 40 MVA)

All Estimated Amounts are based on fees at the time of this Agreement. Actual Amounts will be based on fees at the time of invoice.

LDF Payments	Time Frame from Effective Date	Estimated Amount of LDF	Payment Milestone	Comments
Load Development Fee for first 20MVA	City invoiced 30 days after execution of agreement	$6,979,800	PM #1 $6,979,800 - paid	Payment based on Load Development Fee (LDF) = $348.99/kVA. LDFs are based on City of Santa Clara Municipal Fee Schedule in effect at time of invoice to Customer.
LDF Payments for Load Phases Above 20 MVA shall be in accordance with Section 6.C of the Agreement	Not applicable	Not applicable	Not applicable	Not applicable

EXHIBIT E
AVAILABLE CAPACITY SCHEDULE
(Amended _____ _____, 2025)

A. SVP shall make commercially reasonable efforts to provide Available Capacity for Customer's use based on the timeline shown in Available Capacity Schedule set forth below.

B. Subject to the terms of this Agreement and the Contingencies described below, the Available Capacity shall be provided in accordance with the Available Capacity Schedule.

C. Failure to make such payment by the date specified shall result in suspension of the Load Phase until such payment is received.

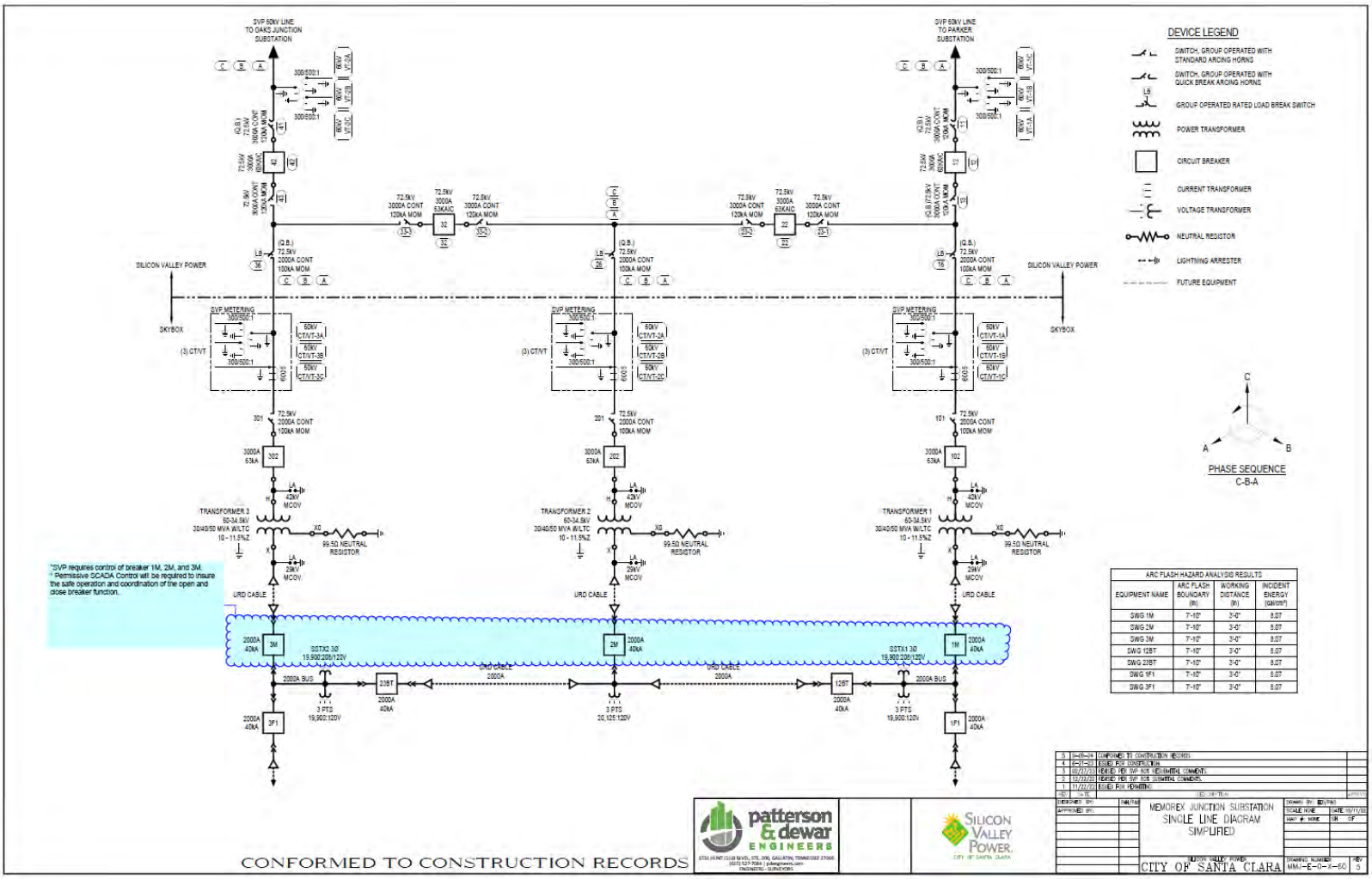
D. Contingencies: The Available Capacity of Load Phase 6 is contingent on the completion of SVP's Kifer Receiving Station (KRS) Battery Energy Storage System Project and PG&E's Series Compensation Project. The Available Capacity of Load Phase 7 through Load Phase 10 are contingent on the completion of LS Power's Newark-Northern Receiving Station (NRS) 230 kV line, SVP's NRS upgrade, SVP's KRS 115 kV upgrade, SVP's Scott Receiving Station (SRS) 115 kV upgrade, and the completion of SVP's new NRS-KRS 115 kV line. For purposes of these Contingencies, "completion" means when the specific upgrade project identified herein has been placed into service.

E. Table E1 - Available Capacity Schedule is subject to the provisions of Section 6.D. (Capacity Reduction) of the Agreement and may be modified pursuant to the terms of that section, but only upon SVP providing notice and opportunity to cure as set forth in Section 6.D.

Table E1 – Available Capacity Schedule

Load Phase	Load Phase Start Date	Load Phase End Date	Available Capacity
1 (Interim Capacity)	2022 (on Effective Date)	Ends on Commencement of Load Phase 2	1 MVA
2 (Interim Capacity)	2023 (on Effective Date)	Ends on Commencement of Load Phase 3	4.5 MVA
3	July 1, 2024	Ends on Commencement of Load Phase 4	5 MVA
4	July 1, 2025	Ends on Commencement of Load Phase 5	18 MVA
5	July 1, 2026	Ends on Commencement of Load Phase 6	31 MVA
6	July 1, 2027	Ends on Commencement of Load Phase 7	45 MVA
7	December 31, 2028	Ends on Commencement of Load Phase 8	55 MVA
8	July 1, 2029	Ends on Commencement of Load Phase 9	65 MVA
9	July 1, 2030	Ends on Commencement of Load Phase 10	72 MVA
10	July 1, 2031	N/A	77 MVA

EXHIBIT G – REMOTE CONTROL OF FEEDER BREAKERS



REPORT TO COUNCIL

SUBJECT
Informational Report on 2026 Q1 Legislative Updates

BACKGROUND
On October 9, 2018, the City Council adopted Resolution No. 18-8611 to approve a Legislative Advocacy Position (LAP) Policy. The LAP Policy establishes guidelines for advancing City goals and positions through legislative review and advocacy at the regional, state, and federal levels of government. The policy also provides guidance for City officials who serve on regional, state, and national boards, committees, and commissions when they are asked to review public policy matters and issues.

The Council is required to annually adopt or update LAPs at the beginning of the calendar year to identify specific legislative priorities outside of the LAP Policy's legislative guiding principles. On March 10, 2026, the City Council adopted eleven (11) LAPs that were updated for 2026 on the following key issues:

- Broadband, Cable Services, and Wireless Telecommunications Facilities
- Community Services
- Emergency Management
- Energy Legislation, Regulations and Issues
- Housing
- Human Resources and Public Sector Employment
- Public Safety
- Regional Issues and Collaboration
- Sustainability and Environmental Protection
- Transportation Issues
- Water Supply and Conservation

The LAP Policy includes the following procedures that streamline the City's legislative review and advocacy process:

- If the City Council has previously adopted a policy directly relevant to the legislation or the proposed legislation is generally consistent with the City's overall guiding principles for legislative advocacy or LAP, the Mayor or City Manager may sign a letter supporting or opposing legislation on behalf of the City.
- In order to keep the City Council informed of all City communications on legislation, copies of the letter or summary of actions will be distributed to the City Council as information items in the Council Meeting Agendas.

- Staff will provide and/or coordinate quarterly legislative updates on public policy items of interest to the City Council and departments.

In coordination with staff, the City's legislative advocacy consultant, Townsend Public Affairs, Inc. (Townsend), tracks legislation and advocates the City's position on various legislation at the state and federal levels of government. This report provides an update on such efforts.

DISCUSSION

A 2026 Q1 Legislative Update prepared by Townsend summarizes key state and federal updates that have occurred recently (Attachment 1).

City action on legislative items during the quarter is documented in the 2026 Q1 Legislative Action Summary (Attachment 2), along with copies of legislative letters, in accordance with the LAP Policy requirement to provide copies of the letters or a summary of actions to the City Council. Additionally, Townsend has provided a 2026 Q1 legislative bill matrix that summarizes the status of bills of interest (Attachment 3).

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(5) in that it is a governmental organizational or administrative activity that will not result in direct or indirect changes in the environment.

FISCAL IMPACT

The City has an existing agreement with Townsend Public Affairs for state and federal legislative advocacy services. Townsend's services described in this report are included in the consultant's monthly service fee.

COORDINATION

This report has been coordinated with Townsend Public Affairs and the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Note and file the informational report on 2026 Q1 legislative updates.

Reviewed by: Christine Jung, Deputy City Manager
Approved by: Jovan D. Grogan, City Manager

ATTACHMENTS

1. 2026 Q1 Legislative Update by Townsend Public Affairs
2. 2026 Q1 Legislative Action Summary
3. 2026 Q1 Legislative Bill Matrix

TOWNSEND
PUBLIC AFFAIRS
EST TPA 1998

M E M O R A N D U M

To: **City of Santa Clara**

From: **Townsend Public Affairs**
Casey Elliott, Vice President

Date: April 21, 2026

Subject: **Quarterly Legislative Update**

In March, the Legislature transitioned into the initial policy committee phase of the legislative session, as newly introduced legislation was assigned to policy committees. By mid- to late-month, policy committees were hearing a high volume of bills, many for the first time, as lawmakers worked to advance priority legislation.

At the same time, budget committees and subcommittees in both houses continued their review of the Governor's proposed budget, holding hearings focused on departmental proposals, program funding, and implementation. Informational and oversight hearings also remained a central component of legislative activity, providing additional context on key policy issues and emerging priorities.

Looking ahead, bills with fiscal impacts must advance out of policy committees and move to fiscal committees by April 24, while measures without fiscal implications must clear policy committees by May 1 in order to proceed to their respective house floors.

The Legislature adjourned for its spring recess on March 26, temporarily pausing committee and floor activity. Lawmakers are scheduled to reconvene on April 6, at which time policy committee hearings and budget deliberations are expected to resume at an accelerated pace as deadlines approach.

STATE BUDGET UPDATE

LAO Revenue Outlook Update

In February, the Legislative Analyst's Office (LAO) released an updated forecast indicating that the state's three largest tax revenue sources, personal income, corporation, and sales taxes, are projected to exceed the Governor's Budget assumptions by approximately $6 billion.

The upward revision is driven primarily by stronger-than-anticipated personal income tax collections, supported by continued stock market gains. Much of this growth reflects elevated investment returns and higher compensation in the technology sector, including activity associated with artificial intelligence, which has increased tax withholding and overall income tax receipts.

Income tax revenues have been buoyed by an unusually strong equity market. Major stock indices have roughly doubled in value since 2020 and increased by about 70 percent over the past three

years. In addition, December and January income tax payments — which capture investment and business earnings — were more than 50 percent higher than during the same period in the prior year, contributing significantly to the improved revenue outlook.

Despite the stronger near-term outlook, the LAO advises caution. Economic conditions outside the technology sector remain uneven, and revenues tied to capital gains and market performance have historically proven volatile and subject to rapid reversal during downturns. While the state's revenue outlook has improved relative to budget expectations, ongoing economic uncertainty and the volatility of key revenue sources suggest these gains may not translate into long-term fiscal stability.

LAO Reviews Governor's Proposal to Streamline Affordable Housing Financing

In March, the Legislative Analyst's Office released an analysis of the Governor's 2026–27 budget proposals aimed at simplifying affordable housing financing and improving coordination across state programs. The proposals build on recent efforts to reduce administrative complexity and accelerate housing production by creating a more centralized and predictable funding structure.

Affordable housing developments in California typically rely on multiple public funding sources, including federal tax credits and state subsidy programs, which are administered by different agencies with varying timelines and requirements. The LAO notes that this fragmented system has historically contributed to project delays and increased development costs. In response, the state has begun restructuring its housing finance programs, including the creation of the Housing Development and Finance Committee (HDFC) within the California Housing and Homelessness Agency as part of the 2025–26 budget. The HDFC is intended to serve as a centralized entry point for affordable housing funding beginning in 2026.

The Governor's 2026–27 proposal would expand the role of HDFC by consolidating staff and resources to support a unified application and funding process, while also restructuring key programs and financing tools. Proposed changes include modifying the Affordable Housing and Sustainable Communities (AHSC) program by shifting its housing component to HDFC while maintaining the transportation component at the Strategic Growth Council, as well as prioritizing the use of private activity bonds and tax credits for affordable housing projects.

The LAO describes the Administration's proposals as part of a broader effort to streamline affordable housing financing and centralize program administration, while also identifying areas where additional flexibility and legislative direction may be warranted. The report outlines several recommendations, including advancing the consolidation of housing programs under HDFC, allowing for a single application process for projects that combine housing and transportation funding, and requiring additional reporting to improve transparency around funding demand, project outcomes, and system performance. The LAO also suggests modifications to certain proposed funding set-asides to better align with annual demand and emphasizes prioritization of resources for projects serving the lowest-income households.

As the budget process continues, the Legislature is expected to further evaluate the structure of the AHSC program, the allocation of financing tools such as bonds and tax credits, and how the HDFC will coordinate with existing housing entities. Lawmakers are also likely to focus on how to measure whether these changes meaningfully reduce financing timelines and improve the efficiency of the state's affordable housing delivery system.

STATE LEGISLATIVE UPDATES

Assembly Housing Innovation Legislative Package

On March 24, Assembly Member Buffy Wicks, alongside a coalition of legislative partners, introduced a coordinated "Housing Innovation" legislative package aimed at increasing housing production, improving affordability, and streamlining development processes across California. The six-bill package builds on recent state efforts to address the ongoing housing shortage by targeting regulatory constraints, project timelines, and barriers to scaling new construction methods.

The package reflects a comprehensive approach to housing policy, with a particular emphasis on expanding multifamily and "missing-middle" housing, promoting infill and adaptive reuse development, and modernizing permitting frameworks. Several measures are also intended to improve coordination between state and local governments, clarify the application of existing housing laws, and create more predictable approval pathways—an ongoing concern for developers navigating complex and often inconsistent local requirements.

A notable component of the package is its focus on advancing factory-built and modular housing as a strategy to accelerate production and reduce costs. By streamlining inspections, limiting local deviations from state standards, and improving financing mechanisms, the proposals aim to facilitate broader adoption of these construction methods while maintaining safety and quality standards.

Collectively, lawmakers have framed the package as an effort to align local planning practices with statewide housing goals, encourage more efficient use of underutilized land, and support transit-oriented and sustainable development. The proposals also signal continued legislative interest in fostering innovation in housing delivery, particularly as the state seeks scalable solutions to meet long-term housing demand.

The package includes six measures focused on standardizing building requirements, streamlining permitting, and expanding the use of factory-built housing. **AB 306 (Schultz and Hadwick)** is expected to establish a process for binding statewide interpretations of building standards, while **AB 1815 (Wicks)** would limit local governments' ability to impose requirements exceeding state standards on certain factory-built projects. Additional proposals aim to reduce logistical and regulatory barriers, including **AB 2012 (Hoover)**, which updates transportation and permitting rules for manufactured housing, and **AB 2058 (Harabedian)**, which revises inspection processes and caps certain fees under the state's factory-built housing framework. On the financing side, **AB 2166 (Carrillo)** proposes a new state-backed credit program to support offsite construction, and **AB 2185 (Quirk-Silva)** would direct state housing agencies to update program guidelines to better accommodate factory-built housing across key affordable housing programs.

Senate Budget Subcommittee Reviews Homelessness Response and HHAP Outlook

The Senate Budget and Fiscal Review Subcommittee No. 4 held a hearing on February 26 to examine the state's homelessness response system. The discussion focused primarily on the Homeless Housing, Assistance, and Prevention (HHAP) program, data accountability, and long-term funding stability. Presenters noted some signs of stabilization in recent homelessness trends. However, a significant portion of the conversation centered on fiscal uncertainty and program oversight.

Members reviewed the status of HHAP Round 7, which is funded at $500 million in the 2025 Budget Act; half the amount provided in each of the four prior rounds. Distribution of Round 7 funds is delayed until July 1, 2026, and contingent upon enactment of additional implementing legislation. The Governor's January 2026 budget proposal did not include additional funding for HHAP beyond what is currently authorized.

The Subcommittee also examined implementation of **AB 799 (Rivas, 2024),** which requires standardized fiscal and outcome reporting and the development of public dashboards beginning in 2027. Members raised questions regarding data consistency, quality controls, and reporting transparency across jurisdictions. Panelists further cautioned that potential reductions in federal housing resources could increase pressure on state and local systems, underscoring the importance of stable, predictable funding.

Potential Impacts of H.R. 1 on California's Health Coverage System

The Senate and Assembly Health Committees convened a joint informational hearing to assess the potential impacts of recent federal health policy changes on coverage access and affordability in California. The hearing marked the second phase of a more robust legislative review, following a January 2026 discussion focused on federal disinvestment in health programs and potential state-level responses.

Panelists highlighted the significant role federal policies, particularly the Affordable Care Act, have played in expanding coverage through Medi-Cal and the Covered California marketplace. However, witnesses cautioned that recent federal actions, including provisions in H.R. 1 (the "One Big Beautiful Bill Act") and the expiration of enhanced premium tax credits, could increase costs and create new barriers for Californians seeking to obtain or maintain health insurance.

A central focus of the hearing was the potential impact of H.R. 1's Medicaid work and eligibility requirements. Beginning in 2027, certain enrollees would be required to document at least 80 hours per month of work, education, or community service to maintain coverage, unless exempt. Analysis presented to the Legislature, including input from the Legislative Analyst's Office, indicated that these requirements could result in significant coverage losses driven primarily by administrative burdens and eligibility changes rather than increased employment. Estimates suggest that between one and two million Californians could lose Medi-Cal coverage under these policies.

Panelists also discussed anticipated impacts on Covered California, including the expiration of enhanced premium subsidies and the introduction of new enrollment and verification requirements. These changes are expected to increase premiums and make it more difficult for some individuals to maintain coverage. Stakeholders further noted that resulting coverage losses could place additional strain on counties and safety-net providers as more residents become uninsured.

As the year progresses, the Legislature is expected to continue evaluating potential state-level responses to mitigate coverage losses, including policy, budget, and programmatic options. These discussions will likely intersect with the ongoing budget process, as lawmakers assess the state's capacity to offset federal changes and maintain access to affordable coverage for vulnerable populations.

EXECUTIVE BRANCH ACTIVITY

CPUC Proposes Changes to Climate Credit Timing to Enhance Affordability

The California Public Utilities Commission (CPUC) released a Proposed Decision on March 26 that would revise how and when residential Climate Credits are distributed, with the goal of improving the effectiveness of utility bill relief for customers.

The proposal would shift the timing of these credits away from lower-cost months and instead concentrate them during periods when energy bills are typically highest. For most electric customers, credits would be applied in late summer, while natural gas customers would receive credits during the winter season. This adjustment is intended to better align financial assistance with seasonal spikes in energy demand and costs.

Beyond timing changes, the proposal includes provisions aimed at increasing transparency and customer awareness, requiring utilities to enhance how credits are communicated and displayed on bills. It also directs a portion of program funds toward transmission infrastructure, reflecting a broader effort to support grid reliability and manage long-term energy costs.

The action implements recent statutory direction under **AB 1207 (Irwin, 2025)**, which extended the state's Cap-and-Invest Program and called for improved alignment between climate credit distribution and customer energy burdens.

Public comments on the Proposed Decision are due April 15, with a vote scheduled at the CPUC's April 30 voting meeting. The proposal represents an initial phase of implementation for 2026, with additional reforms expected to be considered in a subsequent phase of the proceeding.

State Officials Submit Comments on Proposed Federal Census Changes

California Attorney General Rob Bonta announced joining a coalition of 21 state attorneys general in submitting a comment letter to the U.S. Department of Commerce regarding proposed changes to the U.S. Census Bureau's 2026 Operational Test, a key step in preparation for the 2030 Census.

The proposal would modify the scope and structure of the test, including the addition of a citizenship question, a reduction in test locations, and adjustments to how in-person interviews are conducted. In their letter, the attorneys general raised concerns that these changes could affect the ability of the test to fully evaluate census procedures and methodologies ahead of the next decennial census.

The coalition emphasized the importance of comprehensive operational testing to support an accurate national count and requested that federal officials reconsider the proposed modifications.

Proposition 1 Behavioral Health Infrastructure Funding and Capacity Expansion

On March 11, Governor Newsom announced that early investments under Proposition 1 (2024) are exceeding initial statewide targets to expand behavioral health treatment capacity. The Administration released an additional $1.18 billion through the Bond Behavioral Health Continuum Infrastructure Program (BHCIP), supporting 66 new projects across 130 facilities to expand

residential and crisis treatment services for individuals experiencing mental illness or substance use disorders.

According to the Administration, these investments have already surpassed the bond's original goal of creating 6,800 treatment beds, with funded projects now expected to deliver 6,919 residential beds and more than 27,000 outpatient treatment slots statewide. The latest funding round is projected to add 2,554 residential or inpatient beds and 4,273 outpatient treatment slots, further expanding access to care across California.

State officials also highlighted the broader impact of BHCIP, which launched in 2021 and has awarded approximately $5.8 billion across 437 projects and 546 facilities. These investments are expected to create more than 9,500 treatment beds and over 47,000 outpatient treatment slots, with the capacity to serve an estimated 5.4 million Californians annually, including individuals in rural and tribal communities

California Announces Legal Action Over Federal Emissions Policy Change

On March 19, Governor Newsom, joined by Attorney General Rob Bonta, announced that the state is initiating legal action against the Trump Administration regarding the Administration's decision to rescind the U.S. Environmental Protection Agency's longstanding "endangerment finding," which established that greenhouse gas emissions pose a threat to public health and welfare.

The lawsuit, led by California and joined by a coalition of states and local governments, argues that the federal action unlawfully reverses decades of established science and undermines the legal foundation for regulating climate pollution under the Clean Air Act. State officials contend that eliminating the finding removes a critical tool used to limit emissions from major sources such as vehicles and power plants.

State leaders claimed that the federal rollback prioritizes fossil fuel industry interests over public health and environmental protections, warning it could have significant impacts on air quality, climate policy, and long-term health outcomes as climate-related events intensify. California officials also affirmed the state will continue advancing its own climate policies, with the lawsuit marking the latest escalation in ongoing legal and policy conflicts with the federal government over environmental authority.

The case is expected to be heard in federal court and could have broad implications for the scope of federal authority to regulate greenhouse gas emissions, as well as for states' ability to implement independent climate policies.

PRIORITY LEGISLATION

Legislative Calendar

Below are the upcoming relevant dates for the Legislature:

April 24th – Deadline for policy committees to consider fiscal bills
May 1st – Deadline for policy committees to consider non-fiscal bills
May 15th – Deadline for fiscal committees to consider bills
May 29th – Deadline for bills to pass out of their House of Origin

Priority Bill Introductions

AB 1708 (Solache) – Homeless Housing, Assistance, and Prevention program: round 7
This bill would require a continuum of care receiving funding pursuant to round 7 of the Homeless Housing, Assistance, and Prevention Program (HHAP) to allocate funds to a smaller jurisdiction, defined as a city with a population under 300,000. The bill would require a smaller jurisdiction, in order to be eligible for funding, to, among other things, adopt a resolution, have a compliant housing element, and have adopted a local encampment policy. The bill would require a continuum of care to accept applications for funding in accordance with specified procedures. Status: This has been referred to the Assembly Housing and Community Development Committee and is currently scheduled to be considered on April 15th.

AB 1751 (Quirk-Silva) – Missing Middle Townhome Ownership Act
This bill ensures townhome housing development projects comply with a streamlined, ministerial approval process if they meet defined planning standards. It mandates local agencies to factor in parcel maps ministerially, excluding discretionary reviews, thus expanding exemptions from the California Environmental Quality Act (CEQA) for ministerial projects. The act defines "townhome" as a single-family dwelling under three stories, and allows local agencies to disapprove projects only with specific, evidence-based findings regarding public health and safety impacts. Status: This has been referred to the Assembly Housing and Community Development Committee and is currently scheduled to be considered on April 15th.

AB 1821 (Pacheco) – California Public Records Act: fees and agency response time
The California Public Records Act requires each state or local agency, upon a request for a copy of records that reasonably describes an identifiable record or records, to make the records promptly available to any person upon payment of fees covering direct costs of duplication, or a statutory fee if applicable, except with respect to public records exempt from disclosure by express provisions of law. This bill would require, if a single request exceeds 2 hours of search time, or if the total requests by a requestor exceed 10 hours of search time in one month, the requestor to also submit to the agency a payment of fees in an amount determined by the agency as reasonable to compensate the agency for the administrative time of completing the requests. The bill would exempt from that requirement a journalist, a newspaper, and an educational or noncommercial scientific institution. Status: This has been referred to the Assembly Judiciary Committee and is currently scheduled to be considered on April 14th.

AB 2231 (Ahrens) – California Environmental Quality Act: hospital projects
This bill would exempt from CEQA hospital projects, as defined, located in the City of Emeryville or City of Santa Clara. The bill would, before a lead agency determines that a hospital project is exempt from CEQA, require a project applicant to certify to the lead agency that the project complies with certain labor requirements. Status: This bill has been referred to the Assembly Natural Resources Committee and is currently awaiting a hearing date.

AB 2346 (Wilson) – Electric bicycles and speed limits
The bill updates California e-bike and bicycle rules: effective Jan 1, 2029, all Class 1 and 2 e-bikes sold or offered for sale must have a speedometer, and all e-bikes sold or offered must include an integrated front and rear lamp; manufacturers/distributors must include a written description of California e-bike laws with packaging and sellers must provide specified disclosures at or before sale, with civil penalties (up to $15,000 for a first violation and up to $50,000 for subsequent violations) enforceable by the Attorney General or local prosecutors (these violations are civil, not criminal). It authorizes local authorities to set posted speed limits on bicycle paths (15 or 20 mph) and multiuse trails (10, 15, or 20 mph) and bars riders under 16 from operating e-bikes faster than

15 mph on highways or bicycle paths. The bill also sets a prima facie 10 mph speed limit for sidewalks and specifies that a conviction for that limit will not add points to a driver's record. Status: This has been referred to the Assembly Transportation Committee and is currently scheduled to be considered on April 6th.

AB 2619 (Papan) – Water resources: data centers
This bill would require a person who owns or operates a data center, prior to applying to a city or a county for an initial business license, equivalent instrument, or permit, to provide its water supplier, under penalty of perjury, an estimate of the expected water use, the anticipated source of water, and the data center's projected water use volume for the maximum day, maximum month, and average year. When applying to a city or county for an initial business license, the bill would require a person who owns or operates a data center to report, under penalty of perjury, on the application, an estimate of the expected water use, the anticipated source of water, and the data center's projected water use volume for the maximum day, maximum month, and average year. When applying to a city or county for a renewal of a business license, equivalent instrument, or permit, the bill would require a person who owns or operates a data center to report, under penalty of perjury, on the application, the data center's annual water use for the preceding calendar year, including total water use, direct water use, and indirect water use. Status: This has been referred to the Assembly Water, Parks, and Wildlife Committee and is currently scheduled to be considered on April 14th.

SB 922 (Laird) – Vehicles: local agency charges: use of streets or highways
Existing law prohibits a local agency from imposing a tax, permit fee, or other charge for the privilege of using its streets or highways, other than a permit fee for an extralegal load unless the local agency had imposed the fee prior to June 1, 1989. This bill would expressly limit this prohibition to charges based on weight. The bill would also explicitly state that a fee, charge, or surcharge imposed by or for a local agency to recover the cost of street maintenance and repair and other costs associated with the use of its streets, roads, or highways to provide public services or public works is not a tax, permit fee, or other charge that is prohibited by the provision above. The bill would provide that nothing in the Vehicle Code prohibits a local agency from imposing or collecting this fee, charge, or surcharge. Status: This measure was approved by the Senate Local Government Committee (7-0) and is currently on the Senate Floor awaiting consideration.

SB 936 (Blakespear) – Nitrous oxide: sales
This bill would prohibit the sale and distribution of a nitrous oxide container that is capable of holding more than 8 grams of nitrous oxide or from which an individual may directly inhale nitrous oxide. The bill would also prohibit the sale and distribution of a nitrous oxide that has, or is marketed as having, the taste or smell of any food. The bill would prohibit the sale and distribution of a device that allows an individual to inhale nitrous oxide from the container or hold nitrous oxide for the purposes of inhalation. The bill would punish a violation of these provisions as an infraction. The bill would also authorize a court to suspend the business license, including a license to sell tobacco products or cannabis, if the business has a prior conviction for violating these prohibitions. Status: This measure was approved by the Senate Public Safety Committee (6-0) and is currently in the Senate Business and Professions Committee awaiting consideration.

SB 1159 (Cabaldon) – Artificial intelligence: transparency and governance
This bill would specify that, for purposes of the California Public Records Act, the Bagley-Keene Open Meeting Act, the Ralph M. Brown Act, the Political Reform Act of 1974, the Administrative Procedure Act, and the California Environmental Quality Act (CEQA), "person," "interested person," "participant," "member of the public," as applicable, and any other similar terms under each act referring to those who may engage with governmental agencies, do not include artificial

intelligence systems, autonomous agents, robots, or other nonhuman entities, whether physical or digital. Status: This measure was approved by the Senate Judiciary Committee (12-0) and is currently in the Senate Privacy Committee awaiting consideration.

SB 1216 (Cabaldon) – Planning and Zoning Law: housing leadership designation
This bill would require the Department of Housing and Community Development, on or before July 1 of each year, to publish a list of housing leadership designated jurisdictions on its website. To qualify for a housing leadership designation, the bill would require that the jurisdiction have submitted a complete annual progress report for the preceding 5 years and that it meet specified requirements relating to housing production that vary based on whether the jurisdiction is an affordable jurisdiction, an unaffordable jurisdiction, or an extremely unaffordable jurisdiction, as those terms are defined. The bill would also require the department to publish a list of the affordability designation for each jurisdiction that has submitted a complete annual progress report. The bill would authorize a jurisdiction with a housing leadership designation to take prescribed actions, including to establish by ordinance an exemption or modification of specified provisions of the Planning and Zoning Law. The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities. Status: This measure has been referred to the Senate Housing Committee and is currently scheduled to be considered on April 15th.

FEDERAL LEGISLATIVE UPDATES

After Initial Failure in the House, President Revives Homeland Security Shutdown Deal

After the House rejected the Senate's plan to end the ongoing shutdown affecting the non-immigration enforcement agencies under the Department of Homeland Security (DHS) on March 27, passing their own measure to end the shutdown, negotiations seemed completely stalled until April 1.

On April 1, the President hinted at a possible deal, asking Congress to fund the immigration enforcement agencies under DHS for three years using a partisan reconciliation package, which would not need the 60 votes usually required in the Senate, and passing the Democrat-supported appropriations bill funding the non-immigration enforcement elements of DHS through the normal appropriations process. This was followed by a joint statement from Senate Majority Leader John Thune and House Speaker Mike Johnson affirming the plan.

With the President supporting the tactic, it is likely the Speaker has the required support to pass the legislation though it may require some level of bipartisan support. The House may also need to return to DC in order to pass the measure and send it to the President's desk.

House Committee Marks Up the ALERT Act on Aviation Safety

On March 26, the House Committee on Transportation and Infrastructure held a markup of an amended version of HR 7613, the Airspace Location and Enhanced Risk Transparency (ALERT) Act of 2026, an aviation safety bill drafted following the deadly crash between a commercial airliner and an Army helicopter in January 2025. The House Committee on Armed Services simultaneously considered the amendment in the nature of a substitute (ANS) in their own markup.

The House legislation differs from the Senate Committee on Commerce, Science, and Transportation bill S 2503, the ROTOR Act, which failed to pass the House under suspension on February 24 after the Department of Defense came out in opposition to the legislation.

Both bills expand the requirements for virtually all aircraft and helicopters to use Automatic Dependent Surveillance - Broadcast (ADS-B) transponders to communicate their positions. The House's ALERT Act also contains a number of other provisions, including a controversial prohibition on the use of ADS-B data for revenue collection by airports and additional collision avoidance system requirements.

Senate Unanimously Passes Padilla's "Tyler's Law" for Opioid Screening in Emergency Rooms

On March 23, the Senate passed S 921, Tyler's Law, by unanimous consent. The bill, co-authored by Senator Alex Padilla of California, would direct the Department of Health and Human Services (HHS) to provide hospitals with guidance on fentanyl testing in emergency room drug screening tests.

The bill has a House companion led by California Representatives Sydney Kamlager-Dove, Ted Lieu, and Ohio Republican Bob Latta. The bill follows the passing of a Los Angeles teenager who died from fentanyl poisoning after being admitted to an emergency room where fentanyl was not included in the standard drug testing panel.

Fentanyl is the leading cause of overdose deaths in the United States, accounting for over 70% of all fatalities in 2023. Senator Padilla stated that increased testing and better testing practices can hopefully reduce the number of fatal overdoses.

Voter ID Bill Challenges Senate Calendar, Potential Impacts for Counties

S 1383, a veterans bill amended to become the SAVE America Act, saw significant debate in the Senate starting on March 17 following pressure from the President to consider it on the Senate floor. The bill is unlikely to meet the 60-vote threshold to end debate and proceed, though Senate Majority Leader John Thune agreed to open debate on the bill, which, due to Senate rules, is unlimited. A group of conservative supporters of the bill has vowed to continue debate for as long as necessary to pass the legislation.

The bill would wipe all current voter rolls and require citizens to re-register in person with either a passport or birth certificate. It contains no advance appropriations to provide counties, which administer most voter rolls and vital records across the country, with additional funding to re-register and complete enhanced eligibility verification for voters. The bill also requires matching identification to be presented when a voter goes to cast their ballot. Democrats argue that the bill would disenfranchise large numbers of Americans who do not have a passport or would have to locate both their birth certificate and any name change documents made following marriage.

Housing Policy Bill Progresses, House GOP Pushes for Conference Committee

A compromise housing policy bill progressed in the Senate on March 10 and passed on March 12, though conservative Republicans in the House and Financial Services Subcommittee on Housing Chairman Mike Floor are warning a conference committee may be required to finalize it.

S 2651, the ROAD to Housing Act was unanimously passed out of the Senate Committee on Banking, Housing, and Urban Affairs last year and rolled into the 2026 National Defense Authorization Act. It was struck by House Financial Services French Hill who offered his own bipartisan bill in 2026, HR 6644, the Housing for the 21st Century Act, which passed the House on February 9. The bill was further amended in the Senate and renamed the 21st Century ROAD to Housing Act, as the amendment combines the two bills and adds some other policy priorities, including a temporary ban on the Federal Reserve creating a central bank digital currency.

The primary difference between the two bills is philosophical, with the ROAD to Housing Act focusing on how federal government action can better support affordable housing development and the Housing for the 21st Century Act focusing on inducing private investment and increasing programmatic flexibility.

The combined legislation introduces a Community Development Block Grant (CDBG) incentive program with a penalty based on a rolling national average, reauthorizes and significantly reforms HOME Investment Partnerships to fill funding gaps and enable private development, makes modest reforms to federal environmental review requirements (NEPA), and starts a grant program for Planning and Implementation projects. The combined bill contains no additional funding or advance appropriations.

Congress Moves Towards Brownfields Reauthorization

The House Energy and Commerce held an initial hearing considering four legislative packages to reauthorize the Brownfields program under the Environmental Protection Agency (EPA). The program provides funding and technical support to communities looking to redevelop contaminated sites.

The proposed reforms to Brownfields include increasing focus on the use of contaminated sites to develop artificial intelligence (AI) data centers, a proposal that would allow private companies to access and compete for EPA funding if they co-owned the property with a public entity, cost sharing arrangement restructuring, National Environmental Policy Act (NEPA) permitting reforms, and changes to spending levels.

The Administration and EPA Administrator Lee Zeldin have been supportive of Brownfields since taking office last year, Congress is also eager to reauthorize the program, though may face challenges given time constraints in the lead up to the November election.

The President Delivers the First State of the Union of his Second Term

On February 24, President Donald Trump delivered the first State of the Union (SOTU) address of his second term to a Joint Session of Congress. The President used the opportunity to celebrate and cement his agenda while actively demonstrating the contrast between Democrats and Republicans in Congress. While the SOTU was the longest in history, at 107 minutes, it did not include substantial policy proposals.

Among the policy topics included, the ongoing partial government shutdown affecting non-immigration enforcement agencies under the Department of Homeland Security (DHS), a new War on Fraud to be led by Vice President JD Vance targeting federal spending in a number of states including California, advocating for passage of the SAVE Act (Voter ID), opposing No-Cash-Bail, and legislating the President's Executive Order to ban institutional investors from purchasing large numbers of single family homes. There was a brief mention of the ongoing partial

government shutdown following the expiration of the Homeland Security bill's continuing resolution in mid-February. The mention accused Democrats of being unreasonable and likely ended negotiations between Senate Democrats and the White House.

Notably, the President also introduced the idea of allowing technology and artificial intelligence (AI) companies to build their own power plants to limit the effects of AI data centers on ratepayers and overall stable grid demand. The EPA's recent deregulation of carbon dioxide emissions could be useful in allowing these companies to construct liquified natural gas power stations adjacent to data centers.

The President also emphasized a previous point that HR 1, the One Big Beautiful Bill Act, achieved the majority of his agenda, and that he does not feel strongly that he needs Congress to further legislate his agenda into law. The President also emphasized the tariffs stricken down by the Supreme Court have been replaced with an alternative legal basis, and that no further action is needed by Congress.

President Signs Executive Order on Federal Election Procedures

On March 31, the President signed an Executive Order (EO) titled "Ensuring Citizenship Verification and Integrity in Federal Elections," which seeks to implement some of the Administration's priorities related to election security and restrict mail-in voting.
The EO follows the Senate declining to advance S 1383, a modified Veteran's bill that now includes the SAVE America Act, the President's voter ID legislation requiring in-person voter registration with either a passport or birth certificate among other measures.

The EO directs the Postmaster General of the United States Postal Service (USPS) to engage in rulemaking to codify mail-in ballot requirements, communicate with State Secretaries of State in advance of the election, track and provide approved lists of mail-in/absentee voters, assign absentee voters a unique barcode for their ballots, and provide technical assistance to states with mail-in voting programs to ensure security.

The EO further directs the Secretaries of Commerce and Homeland Security and the Commissioner of the Social Security Administration to establish the infrastructure necessary to compile and transmit a state citizenship list to all the states in advance of a federal election. The Department of Homeland Security already maintains a database under the Systematic Alien Verification for Entitlements (SAVE) program, which states can use to verify an individual's eligibility to vote or receive other federal benefits.

Some of the EO's provisions related to mail-in voting appear to go beyond current federal practice, while other provisions touch on responsibilities already addressed in existing federal law. States are already required to verify voter eligibility at the time of registration and, in some cases, may use DHS systems as part of that process.

Supreme Court Strikes Down the President's Tariffs

On February 20, the Supreme Court issued a ruling disallowing the President's use of the International Emergency Economic Powers Act (IEEPA, 50 USC 35) to impose tariffs.

The decision immediately repealed the vast majority of the President's tariffs, including the 10% baseline and reciprocal tariffs established last year reaching as high as 145%. It is currently

unclear whether companies and individuals who paid these tariffs will be able to seek refunds; it is likely plaintiffs will seek that clarification from the US Court of Appeals and Court of International Trade. Refunds could exceed $170 billion, more funding than the budgets for many cabinet-level agencies, and some large corporations previously connected themselves to the lawsuit in an attempt to get faster relief if they are issued.

Despite the ruling, the President retains National Security tariff-making authorities endowed by Section 232 of the Trade Expansion Act of 1962 (19 USC § 1862), among others. The Section 232 process takes roughly a year to complete and publicly announces tariff investigations by the Bureau of Industry and Security within the Department of Commerce. It also allows for review by Congress, which the Supreme Court affirmed as having the primary tariff-making authority.

Other statutes potentially endow the President with the authority to impose tariffs for more limited purposes, which generally must be justified by civil servants/agencies and provided to Congress on a timeline that generally allows for markets to adjust before the tariffs are implemented.
In response, the President issued a new 10% tariff under different authorities than IEEPA. It is unclear whether the immediate implementation would be violative of the alternative legal basis the Administration selected.

Department of Transportation Announces Supplemental Funding for Public Transportation in FIFA World Cup Host Cities

On March 3, Department of Transportation (DOT) Secretary Sean Duffy announced formula allocations of $100 million in supplemental funding for public transportation to support cities hosting the 2026 FIFA World Cup games.

HR 1748, the last appropriations minibus for Fiscal Year (FY) 2026, provided funding through the Federal Transit Administration (FTA), allocated on a formula basis calculated based on stadium capacity and games to be played.

FTA released other resources and technical assistance intended to support local governments and public transportation agencies preparing for major events, including the 2028 Olympics. Adjacent jurisdictions have continued to advocate for funding given the ancillary impacts they may face.

HUD Proposes Rule Allowing for Certain Jurisdictions to Impose Work Requirements and Time Limits on Housing Assistance

On March 2, the Department of Housing and Urban Development (HUD) published a Notice of Proposed Rulemaking (NPRM) in the Federal Register to allow certain jurisdictions to implement work requirements and other conditions on federal housing assistance recipients.

The NPRM would allow local housing authorities and private property owners renting to tenants using federal housing assistance, including Housing Choice Vouchers, Project Based Vouchers, and Project-Based Rental Assistance, to impose work requirements and a 24-month time limit on program participation.

In order to place the restrictions, a jurisdiction must meet certain requirements to be considered by HUD as “performing well,” including if it is not in receivership and is not designated as a troubled performer under the Public Housing Assessment System (PHAS), Section Eight

Management Assessment Program (SEMAP), or Small Rural PHA Assessment, as applicable. PHAs that are designated as troubled performers under any of these assessments would not be permitted to adopt work requirements or time limits.

This follows previous action and an op-ed by HUD Secretary Scott Turner, stating the Administration's intention to enforce self-sufficiency standards for federal housing assistance recipients.

City of Santa Clara
The Center of What's Possible

2026 Q1 Legislative Action Summary

Below is a summary of the actions that were taken during 2026 Q1 in alignment with the City of Santa Clara's 2026 Legislative Advocacy Positions (LAPs), guiding principles for legislative advocacy, approved City policies (e.g., City Council Goals and Priorities), and/or Council action.

Water Supply and Conservation LAP

- March 9, 2026 — Letter of support for Santa Clara Valley Water's Community Project Funding request for the Pure Water Silicon Valley Demonstration Facility to Congressman Ro Khanna

Multiple Legislative Priorities

- February 19, 2026 — Letter of support for the City's 2026 State Budget Request to Assemblymember Patrick Ahrens (Community Services, Housing, Public Safety, and Transportation Issues LAPs)

- February 27, 2026 — Letter of support for the City's 2026 State Budget Request to State Senator Aisha Wahab (Community Services, Housing, Public Safety, and Transportation Issues LAPs)

- March 6, 2026 — Letter of support for the City's Fiscal Year 2027 Federal Appropriations Request to Senator Alex Padilla, Senator Adam Schiff, and Congressman Ro Khanna (Public Safety and Transportation Issues LAPs)

City of Santa Clara
The Center of What's Possible

Mayor
Lisa M. Gillmor

March 9, 2026

The Honorable Ro Khanna
U.S. House of Representatives
306 Cannon House Office Building
Washington, DC 20515

Re: Support for a Community Project Funding Request for the Pure Water Silicon Valley Demonstration Facility Construction

Dear Congressman Khanna:

On behalf of the City of Santa Clara, I am pleased to submit this letter of support for the Santa Clara Valley Water District's (Valley Water) Fiscal Year 2027 Community Project Funding Request for construction funds for its Pure Water Silicon Valley Demonstration Facility.

Valley Water has established a long-term goal of producing up to 24,000 acre-feet of purified water per year for direct potable reuse by 2040. Developing a locally controlled, reliable, and drought resilient water supply is critical in the face of more extreme weather. Cyclical climate changes and dry conditions have placed enormous strain on existing sources, such as imported water from the Sacramento-San Joaquin River Delta and stored local water supplies. Santa Clara County faces additional water supply challenges driven by a growing economy. The City of Santa Clara shares a commitment to diversifying the regional water supply portfolio to move the region toward a more sustainable and resilient future.

This project, a joint effort between Valley Water and the Cities of Santa Clara and San José, is the first phase of a full-scale facility to provide purified water for direct potable reuse in Santa Clara County, the heart of Silicon Valley. Until recently, California communities could use recycled water for drinking only if that water was first filtered through a reservoir or aquifer. State regulations adopted in 2023, however, will allow suppliers to distribute recycled water without first storing it in a reservoir or aquifer. As Valley Water considers the potential for a full-scale potable reuse facility, it must first demonstrate the project's feasibility. This funding request would help support the construction of this first-phase demonstration facility.

I urge your support for this important drought resiliency project. Thank you for your consideration of this request.

Sincerely,

Lisa M. Gillmor
Mayor
City of Santa Clara

City of Santa Clara
The Center of What's Possible

Mayor
Lisa M. Gillmor

February 19, 2026

Honorable Patrick Ahrens
California State Assembly, 26th District
1021 O Street, Suite 6110
Sacramento, CA 95814

Re: 2026 State Budget Requests from the City of Santa Clara

Dear Assemblymember Ahrens:

On behalf of the City of Santa Clara, I want to express my appreciation to you and your staff for your support and commitment. I appreciate the opportunity to work with your office to bring meaningful investments that benefit our community and the region.

As the State Legislature continues the process of shaping the state budget and evaluating where the state's resources are best invested, I understand things are uncertain at best. If the opportunity arises for district requests to be included in the Legislature's budget, I would like to respectfully present a list of priority funding needs for the City and request your partnership to help secure these critical dollars.

Below are the City's priority projects for consideration, along with a brief description and dollar amount. Recognizing the state's fiscal situation, the City has selected projects that will have significant local and regional impacts, thereby maximizing the return on the state's investment. The City and our legislative advocate are happy to provide more in-depth details and discuss each of these projects further.

I look forward to our continued partnership in serving the Santa Clara community. Thank you for your consideration and ongoing collaboration.

Sincerely,

Lisa M. Gillmor
Mayor
City of Santa Clara

Title: Santa Clara Family Community – Benton Lawrence Homekey Interim Housing
Amount: $800,000

Description: The County of Santa Clara, LifeMoves, and the City of Santa Clara are partnering to develop and operate a new 30-suite interim housing complex designed specifically for unhoused families with minor children. The project will serve approximately 90 individuals at any given time and will include on-site daycare, daily meals, and comprehensive wraparound support services. This project will serve eligible households from the City of Santa Clara as well as families referred through the County's coordinated entry system thereby directly addressing both local and regional needs.

Purpose-built to empower families experiencing homelessness, the primary goal of the Santa Clara Family Community project is to provide safe, stable interim housing alongside comprehensive support services to help families achieve long-term housing stability. By providing a dedicated, family-focused interim housing environment, this project is expected to reduce the number of families living in encampments, vehicles, and/or unstable arrangements while creating a pathway to permanent housing solutions.

This funding request seeks $800,000 to support construction costs, potential cost overruns, construction acceleration expenses, and initial operating costs during the first three years of operations ($160,000 of the total requested amount) associated with the project. The requested funding will help ensure timely project delivery and operational stability during the critical start-up phase. Eligible construction costs may include site preparation, utility installation and connections, foundation and structural work, modular unit fabrication and installation, accessibility enhancements, and other infrastructure improvements. Construction acceleration costs may include expedited permitting fees, labor, and additional project management or inspection services required to advance the project schedule. Programmatic services will include on-site daycare, case management, behavioral health support, educational assistance, housing navigation, employment and benefits services, and access to a vocational nurse for residents with primary care needs.

Title: Psychiatric Emergency Response Team (PERT) Clinician Support for Vulnerable Populations
Amount: $813,000

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The partnership between the County and the City has been a critical component of the City's compassionate and service-oriented response to behavioral health emergencies. The PERT program has produced measurable outcomes, including increased connections to care, reduced repeat calls for service, improved trauma-informed engagement with vulnerable populations, enhanced officer safety, and strengthened community trust. Psychiatric hospitalizations dropped approximately 35 percent in the first year of implementation and have remained 20 to 30 percent below pre-PERT levels,

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Amount: $3,000,000

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The Pruneridge Complete Streets Project involves removing portions of travel lanes along Pruneridge Avenue to complete this important bicycle network and enhance intersections with pedestrian improvements. These enhancements will include quick-build curb extensions, ADA-compliant curb ramps, and upgraded accessible pedestrian signals. This project is vital to the City, Silicon Valley region, and the state because it aims to increase pedestrian safety and accessibility, promote alternative modes of transportation, and connect schools and employment centers to and from the region.

The intersections of Pruneridge Avenue at Woodhams Road and Redwood Avenue are near an elementary school and are frequently used by students crossing Pruneridge Avenue. These locations have been identified in the City of Santa Clara's Pedestrian Master Plan as needing improvements for pedestrian safety. Pruneridge Avenue is also part of the City's High-Injury Network corridors that experienced highest number of fatal and severe injury traffic collisions in Santa Clara, as identified in the City's Vision Zero Action Plan. Bicyclists, including students, currently use the portion of Pruneridge Avenue where no bicycle facility currently exists. Bicyclists using this corridor need to navigate between parked vehicles and vehicles traveling with a posted speed limit of 35 mph. Students from two elementary schools located adjacent to this roadway also use this portion of Pruneridge Avenue. This project will provide a Class II buffered bikeway that connects to 14 schools with a total enrollment of 8,896 students and over 12,500 employees from job centers along the project corridor.

The total estimated cost of the project is $4,000,000. The project has secured $1,000,000 through a FY 2026 Federal Transportation, Housing and Urban Development (THUD) appropriation through the Community Project Funding process. The City is requesting $3,000,000 in state funding to support the design and construction of this priority bicycle and pedestrian improvement project.

Title: Santa Clara City Library Youth and Community Learning Initiative
Amount: $600,000

Description: The Santa Clara City Library Youth and Community Learning Initiative is a community-driven project that is rooted in the public library as a trusted hub of learning, discovery, and belonging. This initiative integrates two complimentary components that are designed to expand equitable access to hands-on learning, STEAM (Science, Technology, Engineering, Arts, and Mathematics) education, and early childhood development for Santa Clara residents. First, the project includes the acquisition of a STEAM Mobile Makerspace outreach vehicle to bring hands-on STEAM learning, creative technology, and maker-based programming directly into neighborhoods, schools, and community spaces, increasing access for residents of all ages. Second, the *Learning Through Play: Early Childhood Readiness Pilot Program* will promote early literacy and kindergarten readiness for children ages 0–5 through play-based learning activities and caregiver engagement.

Together, these two components will provide innovative and accessible learning opportunities for children and families, expand access to early childhood educational resources, and help cultivate Santa Claranѕ' shared potential for future generations.

STEAM Mobile Makerspace ($520,000)
Operating as both a mobile makerspace and pop-up STEAM lab, this project component will bring opportunity for creative learning experiences directly to City of Santa Clara neighborhoods, schools, community centers, parks, and senior centers.

Funding will be used to:

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- ($170,000) Purchase makerspace and digitization tools, furnishings, books/materials, and equipment that emphasizes curiosity, creativity, and skill building to support the operation and access to the STEAM Mobile Makerspace.
- ($30,000) Fund five-years of community programmatic support for supplies and presenters to sustain community outreach efforts and participation of approximately 50,000 people in Santa Clara throughout this period, across diverse communities.

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This project component will support kindergarten readiness through play-based learning, early literacy programing, and sensory exploration for children ages 0–5 and their caregivers. The Early Childhood Readiness Pilot Program will expand access to hands-on learning stations, story-based play, and caregiver-supported activities to approximately 8,000 children living in the City of Santa Clara. To maximize impact, the program will be implemented across all three Santa Clara City Library locations, thereby promoting early language development, social-emotional skills development, and school readiness while increasing equitable access to high-quality early learning experiences across the City's diverse neighborhoods.

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Amount: $500,000

Description: Prevention remains the most cost-effective way to address homelessness. The Santa Clara County Homelessness Prevention System (HPS) provides a wide variety of services to keep people housed, including swift one-time assistance for key items like transportation or transitions to housing. The City of Santa Clara currently contributes $50,000 annually to this regional effort and the Bill Wilson Center currently serves as the City's designated HPS service provider. Despite these efforts, unmet needs persist as more people in Santa Clara transition into homelessness than those who exit to permanent housing.

To boost local homelessness prevention efforts, the City of Santa Clara is requesting $500,000 in State funding to implement a three-year pilot program that would expand in-person HPS services through a dedicated case manager. The Santa Clara Homelessness Prevention Pilot Program is designed to strengthen local, in-person case management services to prevent homelessness whenever possible and to support faster, smoother housing transitions when displacement cannot be avoided. The requested funding will be used to support a dedicated, full time case manager for up to three years. The program would bring in-person homelessness prevention services closer to residents in Santa Clara through 1:1 appointments, workshops, and drop-in hours at locations throughout the City. In addition to case management services, funding will be used to provide flexible, one-time financial assistance for urgent needs such as rental deposits, transportation, or other housing-related costs. This program would focus on residents who are housed and at risk of becoming homeless with a focus on seniors over the age of 65 and other special needs individuals who require additional support navigating services and affordable housing listings.

This pilot program will leverage existing regional HPS resources and the Bill Wilson Center's expertise while increasing local capacity. By providing timely, in-person support, the anticipated outcome of this pilot program is a measurable reduction in the inflow of residents into homelessness. If the pilot program is successful, the City will pursue additional state and regional funding opportunities, including accessing potential Homeless Housing, Assistance, and Prevention Program (HHAP) funding and exploring partnerships with neighboring cities, to sustain and expand this prevention-focused program.

City of Santa Clara
The Center of What's Possible

Mayor
Lisa M. Gillmor

February 27, 2026

Honorable Aisha Wahab
California State Senate, 10th District
1021 O Street, Suite 8530
Sacramento, CA 95814

Re: 2026 State Budget Requests from the City of Santa Clara

Dear Senator Wahab:

On behalf of the City of Santa Clara, I want to express my appreciation to you and your staff for your support and commitment. I appreciate the opportunity to work with your office to bring meaningful investments that benefit our community and the region.

As the State Legislature continues the process of shaping the state budget and evaluating where the state's resources are best invested, I understand things are uncertain at best. If the opportunity arises for district requests to be included in the Legislature's budget, I would like to respectfully present a list of priority funding needs for the City and request your partnership to help secure these critical dollars.

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City of Santa Clara
The Center of What's Possible

Mayor
Lisa M. Gillmor

March 6, 2026

The Honorable Alex Padilla
United States Senate
331 Hart Senate Office Building
Washington, DC 20510

The Honorable Adam Schiff
United States Senate
112 Hart Senate Office Building
Washington, DC 20510

The Honorable Ro Khanna
House of Representatives, 17th District
306 Cannon House Office Building
Washington, DC 20515

Re: Support for the City of Santa Clara's Fiscal Year 2027 Federal Appropriations Request

Dear Senator Padilla, Senator Schiff, and Congressman Khanna:

On behalf of the City of Santa Clara, I respectfully seek your support for the City's FY 2027 Community Project Funding/Congressionally Directed Spending requests. The funding requested will help the City deliver critical projects to our community, thereby benefiting residents, businesses, and visitors alike.

The City of Santa Clara is requesting funding for the projects below that will facilitate the development of regional community assets, increase regional transportation opportunities, and create safer streets for bicyclists and pedestrians in the community.

- **Santa Clara Vision Zero Safety Corridor Improvements Project ($2,200,000)**
  This project will design and construct engineering safety countermeasures along the City of Santa Clara's identified High-Injury Network (HIN). The HIN identifies the roadways and intersections that experienced highest number of fatal and severe injury collisions. This initiative is a core component of the City's Vision Zero Action Plan, a multidisciplinary strategy designed to eliminate all traffic fatalities and severe injuries in Santa Clara while promoting safe and sustainable mobility. The primary objective of this funding request is to fund the design and construction of engineering improvements including but not limited to signal modifications, curb extensions, intersection treatments, ADA curb ramps, and pedestrian signals, on HIN roadways and intersections to improve pedestrian and bicyclist safety and help achieve the City's ultimate goal of ending traffic traffic-related fatalities and severe injuries on city roadways by 2050.

- **Walsh and Martin Avenues Bikeway Improvements Project ($2,000,000)**
  The City of Santa Clara approved the Walsh/Martin Avenue Bikeway Planning Study in 2024 to implement Class IV separated bikeway facilities on Walsh Avenue and on Martin Avenue. Currently these two roadways lack bicycle facilities and cyclists must navigate next to high-speed vehicles and trucks and are exposed to high risks. The new Class IV bikeway will physically separate cyclists from vehicle traffic and increase bicycle ridership due to greater perceived safety and comfort. The project will remove on-street parking along both corridors to complete this important cross-county bicycle network. When complete, the project closes

the existing bicycle network gap and connects to job centers such as NVIDIA, Valley Transportation Authority (VTA) frequent transit line 57, Altamont Corridor Express shuttle, the Lawrence Caltrain Station, and San Tomas Aquino Creek Trail. The requested funding will support the City's design and construction of this priority bicycle and pedestrian improvement project in Santa Clara.

- **Santa Clara Pedestrian Safety and Access Improvements Project ($3,000,000)**
  This project focuses on the design and construction of high-priority infrastructure improvements identified through data analysis and community outreach in the City's Pedestrian Master Plan and Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan. Improvements are strategically targeted within nine Priority Pedestrian Zones across the city. The project will prioritize the installation of ADA curb ramps, Accessible Pedestrian Signals, sidewalk, curb extensions, high-visibility crosswalks, and enhancements at uncontrolled crosswalks. The project will create a comprehensive network of safe, convenient, and comfortable pedestrian routes for people of all ages and abilities.

These projects are critical for Santa Clara and are consistent with the federal objectives for Community Project Funding and Congressionally Directed Spending. Furthermore, these projects address immediate needs within Santa Clara and will benefit the community for years to come.

Thank you for your consideration. I appreciate your continued partnership and leadership in securing federal resources that benefit Santa Clara and the greater region.

Sincerely,



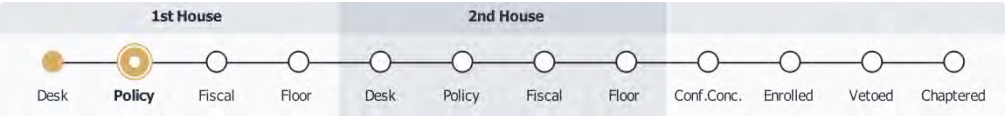
Lisa M. Gillmor
Mayor
City of Santa Clara

TOWNSEND
PUBLIC AFFAIRS
EST TPA 1998

City of Santa Clara
Legislative Bill Matrix

Broadband, Cable Service and Wireless Telecommunications LAP

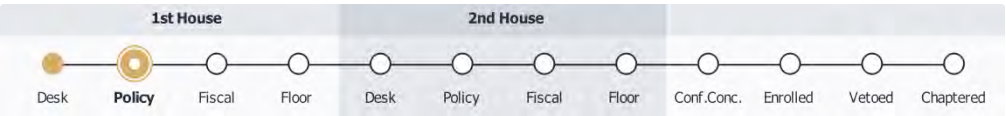
AB 2443 **(McKinnor, D) Telephone corporations: carriers of last resort.**
Current Text: 02/20/2026 - Introduced **HTML PDF**
Introduced: 02/20/2026
Status: 03/09/2026 - Referred to Com. on C. & C.



Location: 03/09/2026 - Assembly Communications and Conveyance
Summary: Current law authorizes the Public Utilities Commission to fix just and reasonable rates and charges for public utilities. Current law requires the commission, on or before February 1, 1995, to issue an order initiating an investigation and open proceeding to examine the current and future definitions of universal service in telecommunications. Pursuant to that provision, the commission issued a decision involving carriers of last resort, including the withdrawal process for carriers of last resort, defined as a carrier who provides local exchange service and stands ready to provide basic service to any customer requesting basic service within a specified area. This bill would require the commission to develop a reasonable process for a carrier of last resort to be relieved, on or before January 1, 2029, of that status in areas where customers have other options for voice service. (Based on 02/20/2026 text)

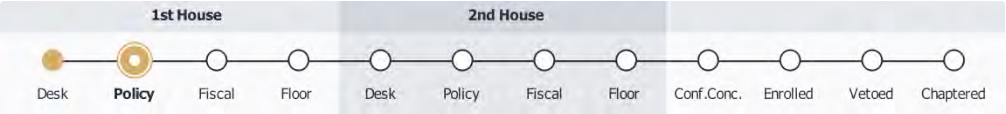
Emergency Management LAP

AB 1559 **(Calderon, D) Residential property insurance images.**
Current Text: 01/08/2026 - Introduced **HTML PDF**
Introduced: 01/08/2026
Status: 02/02/2026 - Referred to Coms. on INS. and P. & C.P.



Location: 02/02/2026 - Assembly Insurance
Summary: Would require an admitted insurer to notify a residential property insurance policyholder that aerial images may be taken or obtained of the insured property, as specified, unless a claim has been submitted or is pending on the property and the images will be used only for evaluating the claim. The bill would require the insurer to provide the aerial images upon request, as specified, and would require the notice to include instructions regarding how a policyholder may make that request. (Based on 01/08/2026 text)

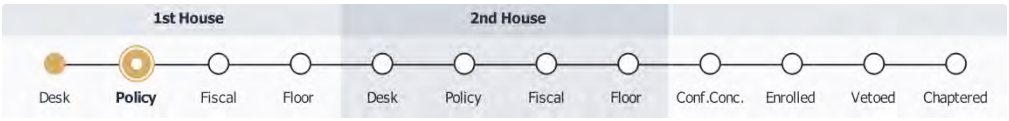
AB 1749 **(Dixon, R) Interfering with wildfire suppression with drone.**
Current Text: 03/19/2026 - Amended **HTML PDF**
Introduced: 02/09/2026
Last Amended: 03/19/2026
Status: 04/03/2026 - In committee: Hearing postponed by committee.



Location: 03/24/2026 - Assembly Judiciary

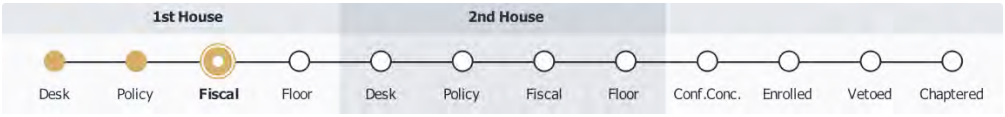
Summary: Would prohibit a person from operating or using an unmanned aerial vehicle, remote-piloted aircraft, or drone to knowingly or recklessly interfere with a wildfire suppression or law enforcement or emergency response efforts related to a wildfire suppression. The bill would authorize the Attorney General or a county counsel or city attorney to bring civil action to enforce the prohibition and authorize a prevailing plaintiff to recover civil penalties, injunctive relief, or reasonable attorney's fees and costs, as specified. (Based on 03/19/2026 text)

AB 1795 **(Gipson, D) Smoke Damage Recovery Act.**
Current Text: 04/07/2026 - Amended **HTML PDF**
Introduced: 02/10/2026
Last Amended: 04/07/2026
Status: 04/08/2026 - Re-referred to Com. on E.S & T.M.



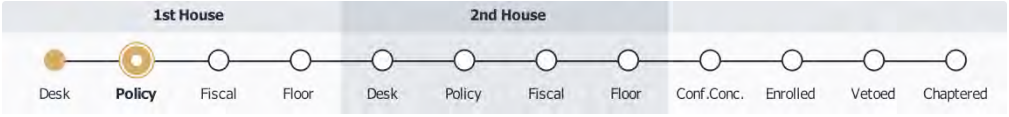
Location: 03/16/2026 - Assembly Environmental Safety and Toxic Materials
Summary: Existing law requires the Secretary for Environmental Protection to implement a unified hazardous waste and hazardous materials management regulatory program, known as the unified program. Existing law requires the Office of the State Fire Marshal to develop and make available on its internet website a Wildland-Urban Interface Fire Safety Building Standards Compliance training intended for use in the training of local building officials, builders, and fire service personnel, as specified. Existing law authorizes the Office of the State Fire Marshal to allow certification of contractors who conduct defensible space, home hardening, fuel reduction, roadside clearance, and other contracting activities for wildlife resiliency efforts and who have completed specified training programs. This bill, the Smoke Damage Recovery Act, would require the California Environmental Protection Agency, on or before June 30, 2027, and in coordination with other state agencies and local public health departments, to develop health-based standards for required sampling, testing, and chemical screening levels for residential properties that have sustained smoke damage as a result of a wildland-urban interface fire or urban conflagration. (Based on 04/07/2026 text)

AB 1866 **(Rogers, D) California Disaster Assistance Act: minimum damages thresholds.**
Current Text: 03/11/2026 - Amended **HTML PDF**
Introduced: 02/11/2026
Last Amended: 03/11/2026
Status: 03/24/2026 - From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 6. Noes 0.) (March 23). Re-referred to Com. on APPR.



Location: 03/23/2026 - Assembly Appropriations
Summary: The California Disaster Assistance Act requires the Director of Emergency Services to provide financial assistance to local agencies for their personnel costs, equipment costs, and the cost of supplies and materials used during disaster response activities, incurred as a result of a state of emergency proclaimed by the Governor, subject to specified criteria. This bill would require the director, in administering those provisions, to prioritize local agencies that are not eligible for federal funding due to the agency's inability to meet minimum damage thresholds under federal law, as specified. (Based on 03/11/2026 text)

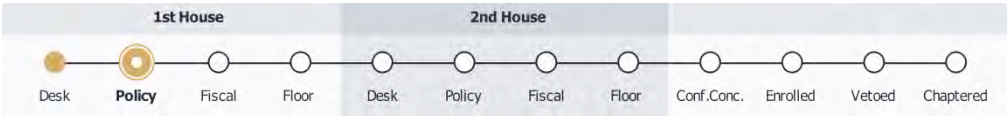
AB 1960 **(Bennett, D) Wildfire Prevention Grants Program: identified cohesive fire communities.**
Current Text: 04/08/2026 - Amended **HTML PDF**
Introduced: 02/13/2026
Last Amended: 04/08/2026
Status: 04/09/2026 - Re-referred to Com. on E.M.



Location: 04/07/2026 - Assembly Emergency Management
Summary: EExisting law requires the Department of Forestry and Fire Protection to establish a local assistance grant program for fire prevention and home hardening education activities in California and extends eligibility for grants to, among others, local agencies, resource conservation districts, fire safe councils, the California Conservation Corps, certified community conservation corps, Native American tribes, and qualified nonprofit

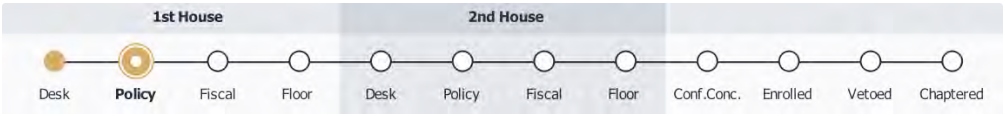
organizations. Existing law requires the department, on or before December 31, 2023, and annually thereafter, to post on its internet website certain information regarding hazardous fuel reduction and vegetation management projects funded or conducted by the department for the preceding fiscal year, including projects funded under the department's Wildfire Prevention Grants Program, as provided. Existing law requires the Director of Forestry and Fire Protection to establish a statewide program to allow qualified entities, as defined, who have completed a specific training program developed and administered by the department to support and augment the department in its defensible space and home hardening assessment and education efforts. This bill would authorize the department, commencing with the 2028–29 fiscal year, to disburse funds appropriated for the Wildfire Prevention Grants Program to identified cohesive fire communities, as defined, that partner with fire safe councils, as provided, to use for activities related to hazardous fuels reduction, wildfire prevention planning, and wildfire prevention education, among other activities. (Based on 04/08/2026 text)

AB 1986 **(Bennett, D) Residential property insurance: home hardening.**
Current Text: 02/13/2026 - Introduced **HTML PDF**
Introduced: 02/13/2026
Status: 03/02/2026 - Referred to Com. on INS.



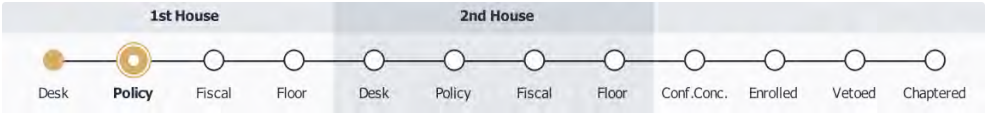
Location: 03/02/2026 - Assembly Insurance
Summary: Current law authorizes the Office of the State Fire Marshal to allow certification of contractors who conduct defensible space, home hardening, fuel reduction, roadside clearance, and other contracting activities for wildfire resiliency efforts and who have completed specified training programs. Current law generally regulates classes of insurance, including residential property and fire insurance. Current Department of Insurance regulations prohibit an insurer from using a rating plan that does not take into account and reflect specified wildfire risk mitigation, including property-level building hardening measures. Upon request for a premium quote for residential property insurance, this bill would require a specified insurer to provide a premium quote for the residential property that includes the price of insurance if the property is certified as "hardened" by a home hardening certification program established or approved by the State Fire Marshal and a premium quote for the residential property in its current state. (Based on 02/13/2026 text)

AB 2013 **(Bennett, D) High and very high fire risk areas: community water systems: preparedness and resiliency.**
Current Text: 04/06/2026 - Amended **HTML PDF**
Introduced: 02/17/2026
Last Amended: 04/06/2026
Status: 04/07/2026 - Re-referred to Com. on E.M.



Location: 04/07/2026 - Assembly Emergency Management
Summary: Existing law requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. This bill would require a community water system that services more than 100 customers that are located in a high or very high fire risk area, as defined, to include an annex to its disaster preparedness plans, as provided, that includes information regarding system preparedness and resiliency during a wildfire. The bill would require the annex to contain several things, including, among others, an assessment that identifies the minimum number of and type of water pumps that are necessary to maintain average daily capacity, including, but not limited to, the operation of fire hydrant systems at the rated capacity. (Based on 04/06/2026 text)

AB 2037 **(Patterson, R) Wildfire Mitigation Aging and Disability Grant Pilot Program.**
Current Text: 04/09/2026 - Amended **HTML PDF**
Introduced: 02/17/2026
Last Amended: 04/09/2026
Status: 04/09/2026 - From committee chair, with author's amendments: Amend, and re-refer to Com. on AGING & L.T.C. Read second time and amended.



Location: 03/09/2026 - Assembly Aging and Long Term Care

Summary: The Mello-Granlund Older Californians Act establishes the California Department of Aging in the California Health and Human Services Agency and sets forth its mission to provide leadership to the area agencies on aging in developing systems of home- and community-based services that maintain individuals in their own homes or the least restrictive homelike environments. This bill would establish the Wildfire Mitigation Aging and Disability Grant Pilot Program to be administered by the California Department of Aging through specified area agencies on aging, including Area 4 and El Dorado County Area. The bill would award grants, based on specified criteria, to seniors and individuals with disabilities to mitigate against wildfires on properties they own that they would not otherwise be able to protect with existing resources. The bill would require the area agencies on aging to award grants on a competitive basis and would require applications to contain specified information, including proof of need. The bill would also authorize the grant funding to be used towards the costs associated with hiring contractors or other qualified service providers to perform wildfire mitigation activities. The bill would appropriate the sum of $1,000,000 from the General Fund to the Department of Aging to implement these provisions. (Based on 04/09/2026 text)

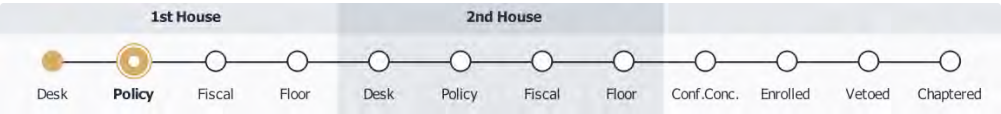
AB 2061 **(Chen, R) California FAIR Plan Association: data.**

Current Text: 04/06/2026 - Amended **HTML PDF**

Introduced: 02/18/2026

Last Amended: 04/06/2026

Status: 04/07/2026 - Re-referred to Com. on INS.



Location: 03/02/2026 - Assembly Insurance

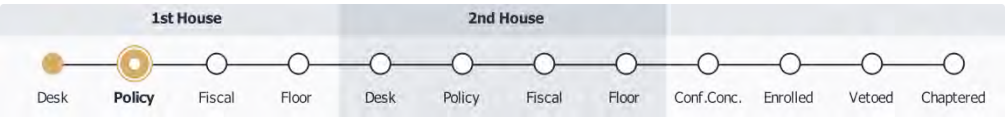
Summary: Existing law establishes the California FAIR Plan Association, which is a joint reinsurance association where all insurers licensed to write basic property insurance participate to administer a program for the equitable apportionment of basic property insurance for persons who are unable to obtain that coverage through normal channels. Existing law requires the association to establish and maintain an internet website and requires the association to include the internet website address on all communications with an applicant or insured. This bill would require the association to, each quarter, post on its internet website specified information, including the number of policies issued by the association in each ZIP Code and the risk exposure of the association. (Based on 04/06/2026 text)

AB 2075 **(Bennett, D) Forestry: safety requirements: fire equipment: internal combustion engines.**

Current Text: 02/18/2026 - Introduced **HTML PDF**

Introduced: 02/18/2026

Status: 03/09/2026 - Referred to Coms. on NAT. RES. and JUD.



Location: 03/09/2026 - Assembly Natural Resources

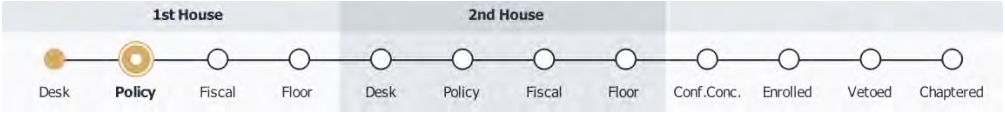
Summary: Under current law, a person is prohibited from using or operating, on or near specified lands during a time of the year when burning permits are required, a motor engine, boiler, stationary equipment, welding equipment, cutting torches, tarpots, or grinding devices from which a spark, fire, or flame may originate without complying with specified requirements, including the requirement to maintain one serviceable round point shovel and one backpack pump water-type fire extinguisher fully equipped and ready for use at the immediate area during the operation. Under existing law, a violation of these provisions is a crime. This bill would revise and recast those provisions by instead requiring a person to maintain at least one backpack pump-type fire extinguisher fully equipped and ready for use, and a sufficient number of serviceable round point shovels so that each person at the operation can be equipped to fight fire, within the operating area, at a point accessible in the event of fire. The bill would require these fire tools to be no farther than 25 feet from the point of operation of the power saw or tool and unrestricted access for the operator from the point of operation. The bill would provide that these requirements do not apply to a person operating a motorized vehicle to work on, clear, or grade any land in or near specified lands during any time of the year when burning permits are required, and would instead require the person to have in or affixed to the motor vehicle and ready for immediate use one serviceable round point shovel and one fully equipped fire extinguisher. (Based on 02/18/2026 text)

AB 2385 **(Petrie-Norris, D) Local reconstruction agencies.**

Current Text: 04/08/2026 - Amended **HTML PDF**

Introduced: 02/20/2026

Last Amended: 04/08/2026
Status: 04/09/2026 - Re-referred to Com. on E.M.

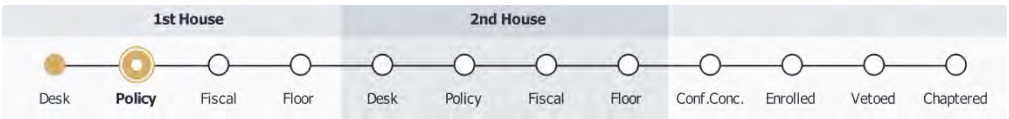


Location: 03/19/2026 - Assembly Emergency Management

Summary: The Community Redevelopment Law established redevelopment agencies in each community and granted specified powers to those redevelopment agencies for the purpose of promoting redevelopment in blighted areas. Existing law dissolved those community redevelopment agencies in 2012. Other existing law, the Disaster Recovery Reconstruction Act of 1986, authorizes each city, county, or other local subdivision, as provided, to prepare, prior to a disaster, plans and ordinances facilitating the expeditious and orderly recovery and reconstruction of the area in case of a disaster. Existing law authorizes the plans and ordinances to include, among other things, a contingency plan of action and organization for short-term and long-term recovery and reconstruction to be instituted after a disaster. Existing law authorizes those the plans and ordinances to include the authority and proposed organization for establishment of a local reconstruction authority with powers parallel to those of a community redevelopment agency, except as specified. This bill would refer to those plans as a disaster recovery plan and would require a city or county that adopts a disaster recovery plan to ensure that its general plan is consistent with, and references, the disaster recovery plan. The bill would revise the contingency plan of action and organization to include intermediate recovery and reconstruction, in addition to the short-term and long-term recovery and reconstruction, and would specify elements that may be included in the contingency plan of action and organization. (Based on 04/08/2026 text)

AB 2410 (Ellis, R) Wildfire safety: fuels reduction projects: California Environmental Quality Act: California Coastal Act.

Current Text: 02/20/2026 - Introduced **HTML PDF**
Introduced: 02/20/2026
Status: 03/09/2026 - Referred to Com. on NAT. RES.

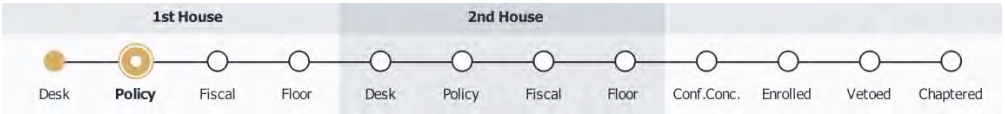


Location: 03/09/2026 - Assembly Natural Resources

Summary: Current law authorizes the Governor, during a state of emergency, to suspend any regulatory statute, or statute prescribing the procedure for conduct of state business, or the orders, rules, or regulations of any state agency, if the Governor determines and declares that strict compliance with any statute, order, rule, or regulation would in any way prevent, hinder, or delay the mitigation of the effects of the emergency. Under the authority of the California Emergency Services Act, on March 1, 2025, Governor Gavin Newsom issued a proclamation of a state of emergency that suspends applicable state statutes, rules, regulations, and requirements that fall within the jurisdiction of boards, departments, and offices within the California Environmental Protection Agency or the Natural Resources Agency to the extent necessary for expediting critical fuels reduction projects, as provided. The proclamation requires an individual or entity desiring to conduct a critical fuels reduction project to request the secretary of the appropriate agency to make a determination that the proposed project is eligible for the suspension and requires the California Environmental Protection Agency and the Natural Resources Agency to maintain on their respective internet website a list of all suspensions approved. This bill would, on or before January 31, 2028, require the California Environmental Protection Agency and the Natural Resources Agency to each report to the Legislature information on the implementation of the above-described proclamation of emergency, as provided. (Based on 02/20/2026 text)

AB 2473 (Committee on Emergency Management) Wildfire Forecast and Threat Intelligence Integration Center: forecasted extreme, life-threatening fire weather conditions.

Current Text: 04/07/2026 - Amended **HTML PDF**
Introduced: 02/20/2026
Last Amended: 04/07/2026
Status: 04/08/2026 - Re-referred to Com. on E.M.



Location: 03/09/2026 - Assembly Emergency Management

Summary: The California Emergency Services Act requires the Office of Emergency Services and the Department of Forestry and Fire Protection to jointly establish and lead the Wildfire Forecast and Threat Intelligence Integration Center, which serves as the state's central organizing hub for, among other things, wildfire

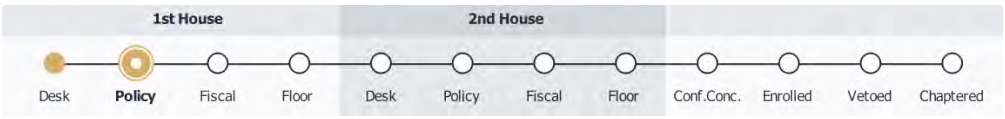
forecasting. Existing law authorizes the Governor to proclaim a state of emergency, and local officials and local governments to proclaim a local emergency, when specified conditions of disaster or extreme peril to the safety of persons and property exist, and authorizes the Governor or the appropriate local government to exercise certain powers in response to that emergency. This bill would require the Wildfire Forecast and Threat Intelligence Integration Center to proactively coordinate with the National Weather Service and the California State Warning Center to share forecasted extreme, life-threatening fire weather conditions to ensure wide distribution of information for all potentially impacted agencies. (Based on 04/07/2026 text)

AB 2724 **(Bauer-Kahan, D) Catastrophe modeling: distressed areas.**

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 03/16/2026 - Referred to Com. on INS.



Location: 03/16/2026 - Assembly Insurance

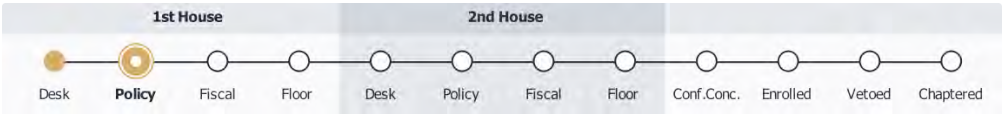
Summary: Current law creates the Department of Insurance, headed by the Insurance Commissioner, and generally regulates the business of insurance in the state. Current law establishes the California FAIR Plan Association, a joint reinsurance association in which all insurers licensed to write basic property insurance participate to administer a program for the equitable apportionment of basic property insurance for persons who are unable to obtain that coverage through normal channels. Current regulations authorize insurers, in distressed areas and for properties insured by the FAIR Plan that are exposed to wildfire risk, to use catastrophe modeling, as specified. Under current regulations, a distressed area includes undermarketed ZIP Codes and distressed counties. For purposes of using catastrophe modeling in insurer commitments, this bill would state that a distressed area includes only undermarketed ZIP Codes. (Based on 02/20/2026 text)

SB 876 **(Padilla, D) Fire and residential property insurance.**

Current Text: 01/06/2026 - Introduced **HTML PDF**

Introduced: 01/06/2026

Status: 04/09/2026 - From committee: Do pass as amended and re-refer to Com. on JUD. (Ayes 5. Noes 2.) (April 8).



Location: 04/08/2026 - Senate Judiciary

Summary: Current law generally regulates classes of insurance, including fire and residential property insurance. This bill would instead prohibit a residential property insurance policy from being issued or renewed unless the applicant or insured is offered extended replacement cost coverage in an amount of no less than 50% of coverage above the policy limits for the primary dwelling and other structures. If an applicant or policyholder declines this offer, the bill would require them to sign an acknowledgment of the offer. (Based on 01/06/2026 text)

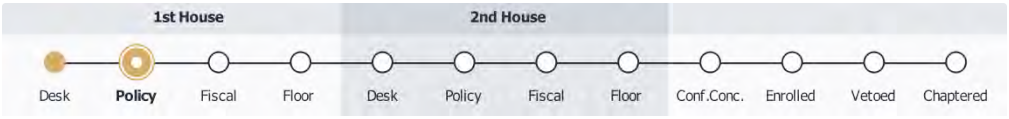
SB 878 **(Pérez, D) Insurance business practices.**

Current Text: 04/06/2026 - Amended **HTML PDF**

Introduced: 01/06/2026

Last Amended: 04/06/2026

Status: 04/06/2026 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on INS.



Location: 02/11/2026 - Senate Insurance

Summary: Existing law creates the Department of Insurance, headed by the Insurance Commissioner, and generally regulates the business of insurance in the state. Existing regulations prescribe specified deadlines by which an insurer is required to, among other things, respond to a notice of claim, accept or deny a claim, in whole or in part, and, upon acceptance of a claim in whole or in part, tender payment or otherwise take action to perform its obligation, as specified. This bill, with respect to fire insurance claims arising after January 1, 2027, would codify specified provisions of the regulations prescribing the deadlines above. The bill would also make an insurer that does not comply with the deadlines liable to the insured for interest on the amount of the accepted claim, in

whole or in part, at the rate of 20% per year, together with reasonable and necessary attorney's fees, in addition to the amount the insured is entitled to under the policy. This bill would require, by January 2028, and quarterly thereafter, an insurer that offers or sells fire insurance in this state to provide a prompt-payment compliance data report in accordance with the above-described provisions to the department, as provided. (Based on 04/06/2026 text)

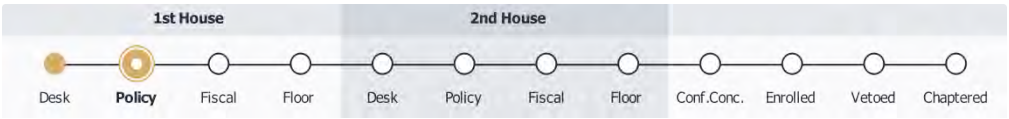
SB 894 **(Allen, D) Wildfire resiliency: financial assistance.**

Current Text: 04/09/2026 - Amended **HTML PDF**

Introduced: 01/15/2026

Last Amended: 04/09/2026

Status: 04/09/2026 - Read second time and amended. Re-referred to Com. on E.M.



Location: 04/07/2026 - Senate Emergency Management

Summary: Existing law establishes the California Alternative Energy and Advanced Transportation Financing Authority to provide alternative methods of financing in providing and promoting the establishment of facilities using alternative methods and sources of energy and facilities needed for the development and commercialization of advanced transportation technologies, as provided. This bill would establish the California Wildfire Resilience Loan Program and would require the authority to administer the program to provide financial assistance for projects and activities to reduce wildfire-related risks and losses, including home hardening and defensible space improvements, as provided, and would make related changes. (Based on 04/09/2026 text)

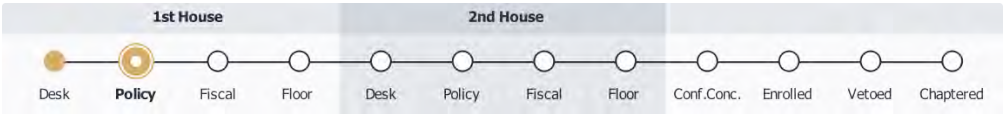
SB 899 **(Grove, R) Fire prevention: Wildfire and Forest Resilience Task Force: wildfire smoke.**

Current Text: 03/18/2026 - Amended **HTML PDF**

Introduced: 01/20/2026

Last Amended: 03/18/2026

Status: 03/24/2026 - From committee: Do pass and re-refer to Com. on E.Q. with recommendation: To consent calendar. (Ayes 7. Noes 0.) (March 24). Re-referred to Com. on E.Q.



Location: 03/24/2026 - Senate Environmental Quality

Summary: Existing law requires the Wildfire and Forest Resilience Task Force to develop a comprehensive implementation strategy to track and ensure the achievement of the goals and key actions identified in the state's "Wildfire and Forest Resilience Action Plan," as provided. Existing law requires, on or before March 1, 2026, and every 5 years thereafter, the task force to update the action plan. This bill would require the task force, on or before July 1, 2028, and in cooperation with the Office of Environmental Health Hazard Assessment and the State Department of Public Health, to assess the health costs and impacts of wildfire smoke using existing wildfire smoke and health data, as provided. The bill would require the task force, in developing this assessment, to, among other things, develop a model to determine the approximate health benefits of achieving the goals identified in the action plan and make recommendations on how the action plan can increase its health benefits. (Based on 03/18/2026 text)

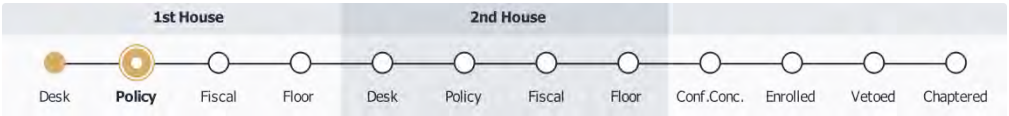
SB 911 **(Becker, D) Transfer of real property: fire hazard severity zones: compliance documentation.**

Current Text: 03/10/2026 - Amended **HTML PDF**

Introduced: 01/26/2026

Last Amended: 03/10/2026

Status: 04/09/2026 - Set for hearing April 22.



Location: 04/08/2026 - Senate Local Government

Summary: Existing law requires a seller of a real property that is located in a high or very high fire hazard severity zone to provide to the buyer documentation stating that the property is in compliance with specified fire safety requirements or local vegetation management ordinances. If the seller of a real property as described above has not obtained that documentation of compliance, existing law requires the seller and the buyer to enter into a written agreement pursuant to which the buyer agrees to obtain documentation of compliance with those

specified fire safety requirements or local vegetation management ordinances. In a local jurisdiction that has not enacted an ordinance requiring an owner or buyer to obtain documentation of compliance, and if a state or local agency, or other government entity, or other qualified nonprofit entity, provides an inspection with documentation for the jurisdiction in which the property is located, existing law requires the buyer to obtain documentation of compliance within one year of the date of the close of escrow. This bill would additionally require the seller to notify the local fire department having jurisdiction over the property, or the Department of Forestry and Fire Protection if the property is within a state responsibility area, as provided, of the written agreement and of the buyer's obligation to obtain documentation of compliance. (Based on 03/10/2026 text)

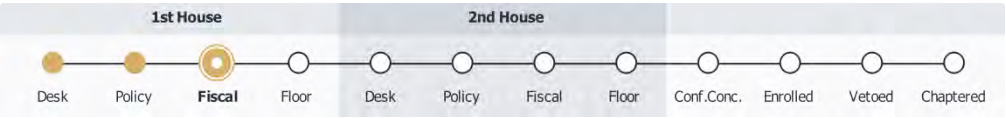
SB 959 **(Grayson, D) Average daily attendance: emergencies: major safety hazard.**

Current Text: 03/09/2026 - Amended **HTML PDF**

Introduced: 02/03/2026

Last Amended: 03/09/2026

Status: 03/27/2026 - Set for hearing April 13.



Location: 03/25/2026 - Senate Appropriations

Summary: For purposes of state apportionments based on average daily attendance, as provided, if the average daily attendance of a school district, county office of education, or charter school has been materially decreased during a fiscal year because of a specified emergency, including, among others, the imminence of a major safety hazard as determined by a local law enforcement agency, existing law requires the Superintendent of Public Instruction to estimate the average daily attendance in a manner that credits to the school district, county office of education, or charter school approximately the total average daily attendance that would have been credited to the school district, county office of education, or charter school had the emergency not occurred. This bill, for the above-described purposes, would additionally allow a local fire agency to make a determination of the imminence of a major safety hazard. (Based on 03/09/2026 text)

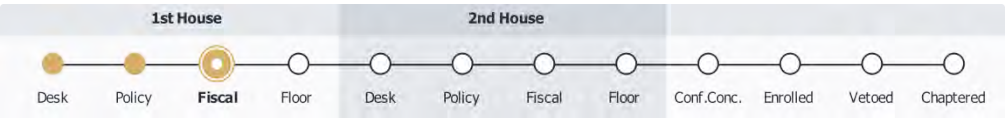
SB 1162 **(Alvarado-Gil, R) Wildfire and Forest Resilience Task Force: FAIR Plan policies: wildland-urban interface.**

Current Text: 04/09/2026 - Amended **HTML PDF**

Introduced: 02/18/2026

Last Amended: 04/09/2026

Status: 04/09/2026 - Read second time and amended. Re-referred to Com. on APPR.



Location: 04/07/2026 - Senate Appropriations

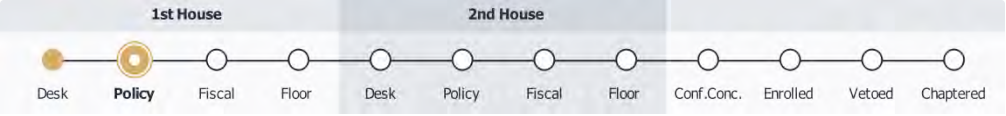
Summary: Existing law requires the Wildfire and Forest Resilience Task Force to develop a comprehensive implementation strategy to track and ensure the achievement of the goals and key actions identified in the state's Wildfire and Forest Resilience Action Plan, as provided. Existing law requires, on or before March 1, 2026, and every 5 years thereafter, the task force to update the action plan. This bill would require the Department of Forestry and Fire Protection, on or before June 30, 2027, and in consultation with the Department of Insurance and the California FAIR Plan Association, to make recommendations to the task force regarding specific wildfire risk reduction measures that would reduce the regional risk profile for high-hazard landscapes and communities, particularly those ZIP Codes that have seen the largest increases in FAIR Plan policies sold since 2019. (Based on 04/09/2026 text)

SB 1270 **(Richardson, D) Wildfire mitigation program: financial assistance to counties.**

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 04/09/2026 - Set for hearing April 14.

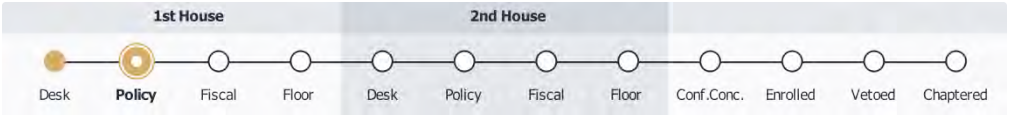


Location: 04/08/2026 - Senate Natural Resources and Water

Summary: Existing law, contingent upon an appropriation by the Legislature, requires the Office of Emergency Services to enter into a joint powers agreement with the Department of Forestry and Fire Protection to develop and administer a comprehensive wildfire mitigation program to, among other things, encourage cost-effective

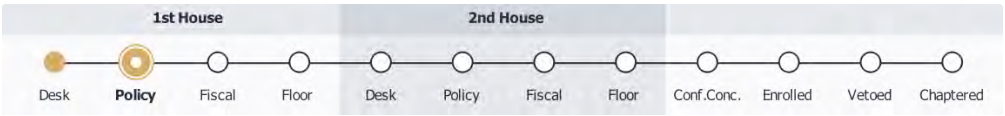
structure hardening and retrofitting to create fire-resistant homes, businesses, and public buildings. Existing law requires the joint powers authority to develop eligibility criteria for property owners, community organizations, and local governments who may receive financial assistance under the program. This bill would require the joint powers authority to provide financial assistance to the 10 counties with the greatest combined risk of wildfire and social vulnerability based on the above-described eligibility criteria, as provided. This bill contains other related provisions. (Based on 02/20/2026 text)

SB 1301 **(Allen, D) Residential property insurance: nonrenewals.**
Current Text: 02/20/2026 - Introduced **HTML PDF**
Introduced: 02/20/2026
Status: 03/04/2026 - Referred to Com. on INS.



Location: 03/04/2026 - Senate Insurance
Summary: Existing law creates the Department of Insurance, headed by the Insurance Commissioner, and generally regulates classes of insurance, including residential property insurance. Existing law requires an insurer to deliver to the named insured an offer of renewal, as specified, at least 45 days before the policy expiration and to deliver a notice of nonrenewal at least 75 days before the policy expiration. If the insurer fails to do so, existing law requires the existing policy, with no change in its terms and conditions, to remain in effect for 75 days from the date that the notice of nonrenewal is delivered or mailed to the named insured. Existing law requires nonrenewal notices to contain specified information. This bill would, beginning July 1, 2027, require an insurer to either deliver to the named policyholder an offer of renewal at least 90 days before the policy expiration or a notice of nonrenewal or a notice of renewal with a reduction of limits or an elimination of coverage under the policy at least 180 days before the policy expiration. The bill would require the notice to contain specified information, including all information related to the basis for the nonrenewal or the reduction of limits or elimination of coverage, as specified. If the insurer fails to deliver an offer or notice to the named policyholder, the bill would require the existing policy to remain in effect for either 90 days from the date the offer of renewal is delivered or for 180 days from the date the notice of nonrenewal or notice of renewal with a reduction of limits or an elimination of coverage is delivered. (Based on 02/20/2026 text)

SB 1404 **(Stern, D) Wildfire prevention: state responsibility areas: fire prevention fee.**
Current Text: 03/25/2026 - Amended **HTML PDF**
Introduced: 02/20/2026
Last Amended: 03/25/2026
Status: 04/09/2026 - Set for hearing April 14.

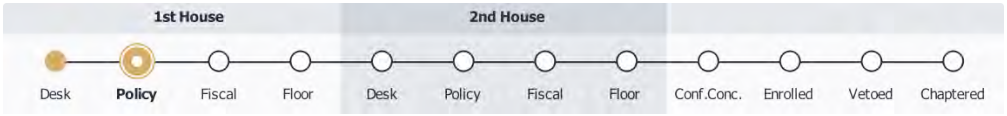


Location: 04/08/2026 - Senate Natural Resources and Water
Summary: Existing law requires the State Board of Forestry and Fire Protection, on or before September 1, 2011, to adopt emergency regulations to establish a fire prevention fee in an amount not to exceed $150 to be charged on each habitable structure on a parcel that is within a state responsibility area, as specified, and authorizes the board to annually adjust the fire prevention fee using prescribed methods. Existing law requires that the fire prevention fees collected, except as provided, be deposited into the State Responsibility Area Fire Prevention Fund and be made available to the board and the Department of Forestry and Fire Protection for certain specified fire prevention activities that benefit the owners of habitable structures in state responsibility areas who are required to pay the fee. Existing law, effective July 1, 2017, suspends the fire prevention fee and requires any moneys held in reserve in the fund to be appropriated by the Legislature in a manner consistent with the purposes of the fund. Existing law repeals the fire prevention fee program on January 1, 2031. This bill would reinstate the fire prevention fee effective January 1, 2027, subject to the January 1, 2031, repeal. (Based on 03/25/2026 text)

Energy Legislation, Regulations and Issues LAP

AB 1577 **(Bauer-Kahan, D) Data centers: reporting.**
Current Text: 03/26/2026 - Amended **HTML PDF**
Introduced: 01/12/2026
Last Amended: 03/26/2026

Status: 04/09/2026 - From committee: Amend, and do pass as amended and re-refer to Com. on NAT. RES. (Ayes 13. Noes 5.) (April 8).



Location: 04/08/2026 - Assembly Natural Resources

Summary: Existing law requires the State Energy Resources Conservation and Development Commission to biennially adopt an integrated energy policy report, as specified, and to make the reports accessible to state, local, and federal entities and to the general public. This bill would require the commission to establish a process for the owner of a data center, as defined, to submit specified information to the commission, including, among other information, the data center's location and size, the data center's power usage effectiveness, as defined, water usage effectiveness, as defined, and total water consumption, and the quantity of fuel consumed by onsite generators or other fuel-based energy systems, as specified. The bill would require the owner of a data center to submit the required information in the manner and timeframe specified by the commission. The bill would require the commission, beginning with the 2029 edition of the integrated energy policy report, and in each subsequent edition, to include an assessment of electrical load trends for data centers, as provided. The bill would require the commission to annually publish the information submitted in an anonymized and aggregated format on its internet website. (Based on 03/26/2026 text)

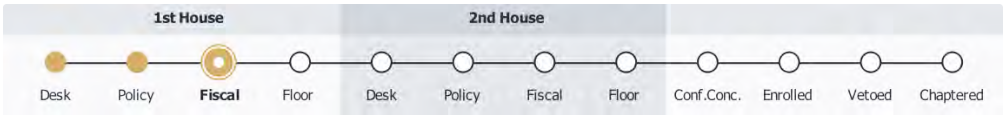
AB 1761 **(Rogers, D) Electricity: calculation methodology: data disclosure.**

Current Text: 03/19/2026 - Amended **HTML PDF**

Introduced: 02/09/2026

Last Amended: 03/19/2026

Status: 03/23/2026 - Re-referred to Com. on APPR.



Location: 03/18/2026 - Assembly Appropriations

Summary: Would require the Public Utilities Commission to ensure that all data serving as a basis for any decision or ruling issued by the commission, or in any proposal or analysis provided by commission staff, for the determination or application of a calculation methodology for any charge imposed on customers of a load-serving entity to recover costs associated with contracts, electrical corporation-owned generation, or any other resource or value included in that charge and any other charge derived from those costs, is made available to load-serving entities and ratepayer advocates on behalf of customers. The bill would require the commission to require an electrical corporation or other party, in submitting a proposal or analysis for the determination or application of a calculation methodology for any charge imposed on customers of a load-serving entity to recover costs associated with contracts, electrical corporation-owned generation, or any other resource or value included in that charge and any other charge derived from those costs, to make all data serving as a basis for that proposal or analysis available to load-serving entities and ratepayer advocates on behalf of customers. The bill would require that data to meet specified requirements, including that it is made through a public disclosure, except for market-sensitive data, as provided. (Based on 03/19/2026 text)

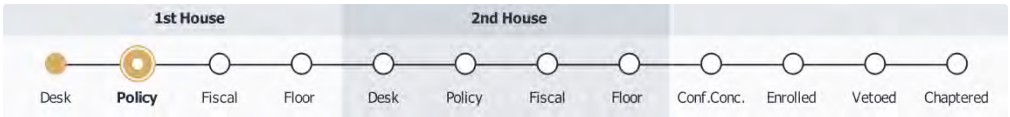
AB 2369 **(Rogers, D) Electricity: resource adequacy requirements: transmission facility planning.**

Current Text: 03/19/2026 - Amended **HTML PDF**

Introduced: 02/19/2026

Last Amended: 03/19/2026

Status: 03/23/2026 - Re-referred to Com. on U. & E.



Location: 03/19/2026 - Assembly Utilities and Energy

Summary: Existing law requires the Public Utilities Commission, in consultation with the Independent System Operator (ISO), to establish resource adequacy requirements for all electrical corporations, electric service providers, and community choice aggregators, as provided, and requires that the resource adequacy program achieve certain objectives. This bill would require that the resource adequacy program also achieve the objectives of recognizing a reliability contribution for energy-only resources that reflects the value of those resources in supporting grid reliability, maximizing the timely development and interconnection of certain energy resources, and promoting increased use of electrical grid infrastructure, as provided. (Based on 03/19/2026 text)

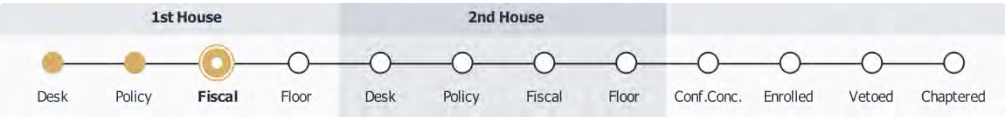
AB 2396 **(Irwin, D) Community choice aggregators: electrical transmission lines.**

Current Text: 03/19/2026 - Amended **HTML PDF**

Introduced: 02/20/2026

Last Amended: 03/19/2026

Status: 04/09/2026 - From committee: Amend, and do pass as amended and re-refer to Com. on APPR. (Ayes 14. Noes 0.) (April 8).



Location: 04/08/2026 - Assembly Appropriations

Summary: Existing law authorizes a community choice aggregator to aggregate the electrical load of interested electricity consumers within its boundaries and requires a community choice aggregator to file an implementation plan with the Public Utilities Commission, to register with the commission, and to enter into an operating service agreement with an electrical corporation. This bill would authorize a community choice aggregator to develop, finance, construct, operate, lease, purchase, and maintain electrical transmission lines, and any substations, or other works, facilities, improvements, and property necessary or convenient for the operation of those electrical transmission lines, regardless of whether the electrical transmission lines are used for the purpose of conveying electricity to the customers of the community choice aggregator. (Based on 03/19/2026 text)

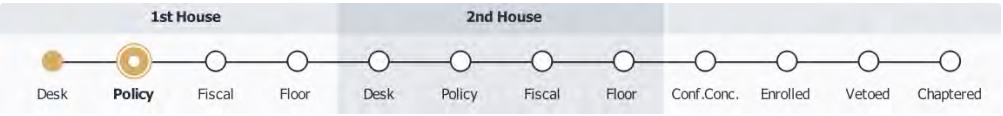
AB 2424 **(Carrillo, D) Public Utilities Commission: communications: low-income customers.**

Current Text: 04/07/2026 - Amended **HTML PDF**

Introduced: 02/20/2026

Last Amended: 04/07/2026

Status: 04/08/2026 - Re-referred to Com. on C. & C.



Location: 03/09/2026 - Assembly Communications and Conveyance

Summary: Existing law establishes the Low-Income Oversight Board with 11 specified members, including 5 members selected by the Public Utilities Commission who have expertise in the low-income community and who are not affiliated with any state agency or utility group and one member selected by the commission who is a representative of an electrical or gas corporation. Existing law requires the board to advise the commission on low-income electricity, gas, and water customer issues, and to, among other things, monitor and evaluate implementation of all programs provided to low-income electricity, gas, and water customers. This bill would increase the membership of the board to 13 members by adding an additional member selected by the commission who has expertise in the low-income community and who is not affiliated with any state agency or utility group and an additional member selected by the commission who is a representative of wireless lifeline providers and is affiliated with a provider with headquarters in the state. (Based on 04/07/2026 text)

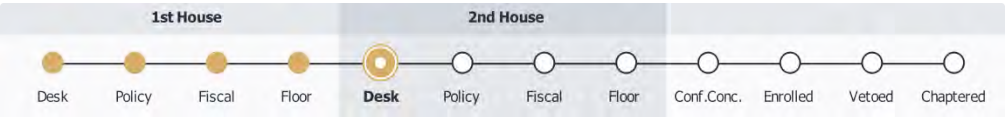
SB 742 **(Pérez, D) Electricity: electrical infrastructure: permanently abandoned transmission facilities: emergency response: liaisons.**

Current Text: 01/15/2026 - Amended **HTML PDF**

Introduced: 02/21/2025 (Spot bill)

Last Amended: 01/15/2026

Status: 01/26/2026 - Read third time. Passed. (Ayes 39. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.



Location: 01/26/2026 - Assembly DESK

Summary: Current law requires electrical corporations to construct, maintain, and operate their electrical lines and equipment in a manner that will minimize the risk of catastrophic wildfire, as specified. Current law requires electrical corporations to annually prepare and submit wildfire mitigation plans to the Office of Energy Infrastructure Safety for review and approval. This bill would require the commission, on or before January 1, 2027, 2028, to update a general order to require each electrical corporation to remove all permanently abandoned transmission facilities, as specified. This bill would require that an electrical corporation's wildfire mitigation plan also include an accounting of all transmission facilities, including permanently abandoned transmission facilities, and include a plan for how and when each permanently abandoned transmission facility will be removed and the

wildfire mitigation measures that are being implemented to prevent hazards, as provided. (Based on 01/15/2026 text)

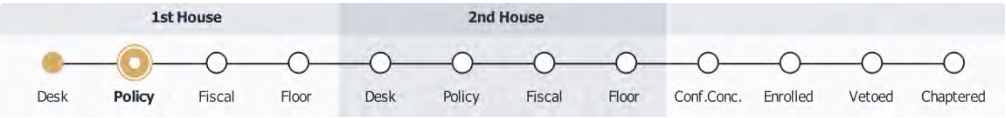
SB 887 **(Padilla, D) California Environmental Quality Act: environmental leadership development projects: data centers: clean energy powerplant projects.**

Current Text: 04/09/2026 - Amended **HTML PDF**

Introduced: 01/13/2026

Last Amended: 04/09/2026

Status: 04/09/2026 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on E., U & C.



Location: 03/18/2026 - Senate Energy, Utilities and Communications

Summary: The California Environmental Quality Act (CEQA) requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA requires the Office of Land Use and Climate Innovation to prepare and propose guidelines for the implementation of CEQA by public agencies and requires the Secretary of the Natural Resources Agency to certify and adopt the guidelines. CEQA requires the guidelines to include a list of classes of projects that have been determined not to have a significant effect on the environment and that are exempt from CEQA, commonly known as categorical exemptions. This bill would prohibit the application of categorical exemption to a project for the development and operation of a data center, as defined. By increasing the duties of a lead agency in relation to the environmental review of a data center project, this bill would impose a state-mandated local program. (Based on 04/09/2026 text)

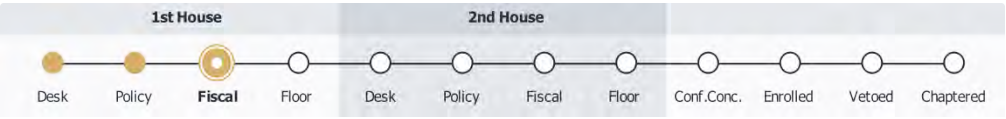
SB 978 **(Pérez, D) Data centers: labor: electricity rates.**

Current Text: 03/23/2026 - Amended **HTML PDF**

Introduced: 02/04/2026

Last Amended: 03/23/2026

Status: 04/08/2026 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 3. Noes 1.) (April 8). Re-referred to Com. on APPR.



Location: 04/08/2026 - Senate Appropriations

Summary: Would require the Public Utilities Commission to establish a special rate structure for data centers, as defined, taking transmission level electrical service with an estimated peak demand of at least 75 megawatts of electricity to, among other things, protect other customers of electrical corporations, prohibit cost shifts to those other customers, and require data centers to pay for the electrical corporations' upfront costs of transmission or distribution infrastructure upgrades necessary for the provision of electrical service to the data centers. The bill would require the construction of data centers subject to the special rate structure to comply with certain labor requirements. (Based on 03/23/2026 text)

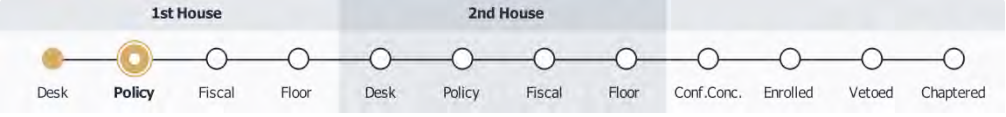
SB 1168 **(McNerney, D) Data centers: natural gas and electricity: surcharges.**

Current Text: 04/06/2026 - Amended **HTML PDF**

Introduced: 02/18/2026

Last Amended: 04/06/2026

Status: 04/06/2026 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on E., U & C.



Location: 02/26/2026 - Senate Energy, Utilities and Communications

Summary: Existing law vests the Public Utilities Commission (PUC) with regulatory authority over public utilities, including gas corporations and electrical corporations, while local publicly owned electric utilities are under the direction of their governing boards. Existing law establishes a surcharge on all natural gas consumed in the state to fund certain low-income assistance programs, cost-effective energy efficiency and conservation activities, and

public interest research and development. Under existing law, the surcharge is in addition to any other charges for natural gas sold or transported for consumption, as defined, in this state. Existing law exempts from the surcharge gas customers within the service territories of municipalities, districts, or public agencies that offer specified services or programs, as specified. Under existing law, a violation of the Public Utilities Act, or any order, decision, rule, direction, demand, or requirement of the PUC, is a crime. The Energy Resources Surcharge Law imposes a surcharge on consumers for the consumption of electricity purchased from an electric utility, which includes an electrical corporation and local publicly owned electric utility, at a rate annually fixed by the State Energy Resources Conservation and Development Commission (Energy Commission), not to exceed a surcharge rate cap of $0.0003 per kilowatthour. Existing law requires electric utilities to collect the surcharge from consumers, and requires electric utilities, and any consumers who have not had the surcharge collected by an electric utility, to file a return with specified information. Under existing law, a violation of the Energy Resources Surcharge Law is a crime. This bill would impose surcharges, on and after January 1, 2027, on natural gas consumed by a data center, as defined, or a person that consumes natural gas to produce electricity primarily for a data center, at an unspecified rate, and on electricity consumed by a data center that is purchased from an electric utility, which includes an electrical corporation and local publicly owned electric utility, at an unspecified rate. rate, and would require the Energy Commission to fix the rate for both surcharges at a public meeting in each November for each calendar year starting the following January. (Based on 04/06/2026 text)

Housing LAP

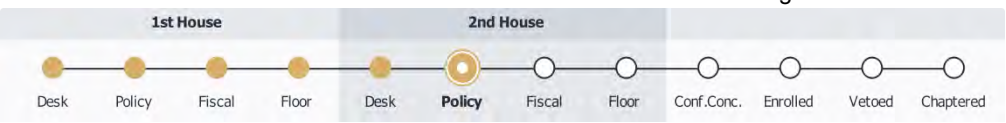
AB 673 **(Jackson, D) Unaccompanied homeless pupils: Unaccompanied Youth Support Grant Program.**

Current Text: 01/12/2026 - Amended **HTML PDF**

Introduced: 02/14/2025

Last Amended: 01/12/2026

Status: 01/27/2026 - In Senate. Read first time. To Com. on RLS. for assignment.



Location: 01/27/2026 - Senate Rules

Summary: Would require the State Department of Education, in consultation with the State Department of Social Services, to administer competitive grants as part of a pilot program, to be known as the Unaccompanied Youth Support Grant Program, for school districts, county offices of education, and charter schools to provide supports necessary to improve school attendance, pupil engagement, pupil graduation rates, and pupil wellbeing for unaccompanied youth, as defined, who are 16 and 17 years of age, including connecting youth with resources to find stable housing. The bill would require 5-year grants to be awarded to local educational agencies to support unaccompanied youth, and would require grant funds to be used for, among other things, referrals to existing social services support systems, and providing basic needs supports and educational support services, as specified. The bill would require funding preference under the program to be given to local educational agencies that have significant experience working with unaccompanied youth and existing partnerships with certain entities, as specified. The bill would require local educational agencies applying for grant funds under the program to submit an application that includes, among other things, a detailed plan describing how grant funds will be used to identify eligible pupils, the types of supports to be provided based on the eligible uses of grant funds, and the methods and metrics the local educational agency will use to measure progress towards program goals. The bill would require local educational agencies awarded grant funds under the program to submit annual reports to the department that include, among other things, a description of the expenditure of funds and the number and characteristics of unaccompanied youth served. (Based on 01/12/2026 text)

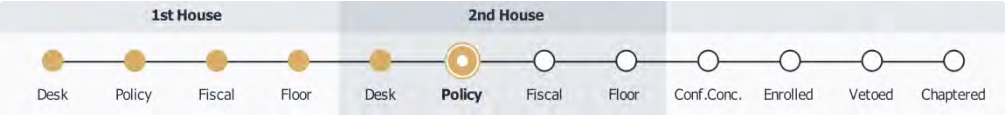
AB 736 **(Wicks, D) The Affordable Housing Bond Act of 2026.**

Current Text: 04/10/2025 - Amended **HTML PDF**

Introduced: 02/18/2025

Last Amended: 04/10/2025

Status: 06/04/2025 - In Senate. Read first time. To Com. on RLS. for assignment.



Location: 06/04/2025 - Senate Rules

Summary: Would enact the Affordable Housing Bond Act of 2026, which, if adopted, would authorize the issuance of bonds in the amount of $10,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance programs to fund affordable rental housing and home ownership programs, including, among others, the Multifamily Housing Program, the CalHome Program, and the Joe Serna, Jr. Farmworker Housing Grant Program. (Based on 04/10/2025 text)

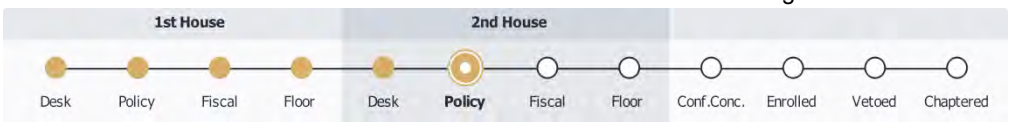
AB 748 **(Harabedian, D) Single-family and multifamily housing units: preapproved plans.**

Current Text: 01/05/2026 - Amended **HTML PDF**

Introduced: 02/18/2025

Last Amended: 01/05/2026

Status: 01/27/2026 - In Senate. Read first time. To Com. on RLS. for assignment.



Location: 01/27/2026 - Senate Rules

Summary: The Planning and Zoning Law provides for the adoption and administration of zoning laws, ordinances, rules and regulations by counties and cities and the implementation of those general plans as may be in effect in those counties or cities. In that regard, current law requires each local agency, by January 1, 2025, to develop a program for the preapproval of accessory dwelling unit plans. This bill would require each local agency, as defined, to develop a program for the preapproval of single-family and multifamily residential housing plans, whereby the local agency accepts single-family and multifamily plan submissions for preapproval and approves or denies the preapproval applications, as specified. The bill would require a large jurisdiction, as defined, to develop this program by July 1, 2027, and a small jurisdiction, as defined, to develop a program by January 1, 2029. The bill would require the local agency to post preapproved single-family or multifamily residential housing plans and the contact information of the applicant on the local agency's internet website. (Based on 01/05/2026 text)

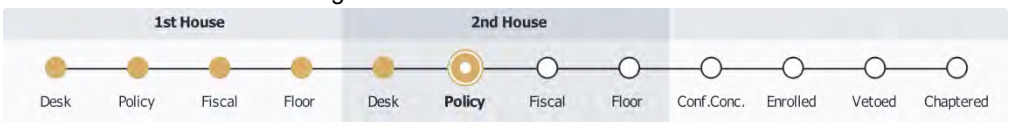
AB 1165 **(Gipson, D) California Housing Justice Act of 2025.**

Current Text: 01/22/2026 - Amended **HTML PDF**

Introduced: 02/21/2025

Last Amended: 01/22/2026

Status: 01/29/2026 - Read third time. Passed. Ordered to the Senate. (Ayes 54. Noes 12.) In Senate. Read first time. To Com. on RLS. for assignment.



Location: 01/29/2026 - Senate Rules

Summary: Current law establishes the Homeless Housing, Assistance, and Prevention Program administered by the Business, Consumer Services, and Housing Agency for the purpose of providing jurisdictions, as defined, with one-time grant funds to support regional coordination and expand or develop local capacity to address homelessness challenges, as specified. Current law also establishes the Department of Housing and Community Development in the agency and makes the department responsible for administering various housing programs throughout the state, including, among others, the Multifamily Housing Program, the Housing for a Healthy California Program, and the California Emergency Solutions Grants Program. This bill would enact the California Housing Justice Act of 2025, which would require the department to create, by January 1, 2028, and in collaboration with specified entities, including local entities, finance plans to solve homelessness and to solve the housing unaffordability crisis, and related statewide performance metrics. (Based on 01/22/2026 text)

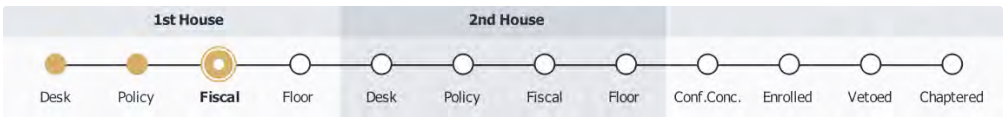
AB 1621 **(Wilson, D) Planning and Zoning Law: postentitlement phase permits: Housing Accountability Act.**

Current Text: 03/04/2026 - Amended **HTML PDF**

Introduced: 01/22/2026

Last Amended: 03/04/2026

Status: 04/08/2026 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 12. Noes 0.) (April 8). Re-referred to Com. on APPR.



Location: 04/08/2026 - Assembly Appropriations

Summary: The Planning and Zoning Law requires a local agency or state agency to compile one or more lists that specify in detail the information required from any applicant for a postentitlement phase permit, as defined. Existing law also establishes time limits for completing reviews regarding whether an application for a postentitlement phase permit is complete and compliant, and whether to approve or deny an application. Existing law requires the time limits to be tolled, if the local agency or state agency requires review of the application by an outside entity, until the outside entity completes the review and returns the application, as specified. This bill would

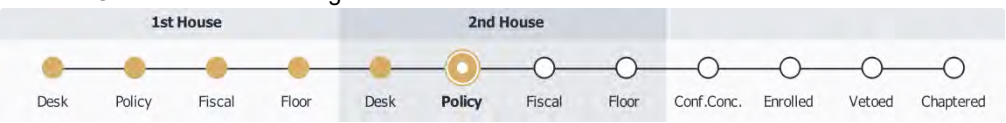
prohibit a local agency or state agency from requiring or requesting more than 2 plan check and specification reviews in connection with an application for a building permit, as part of its review, except as specified. The bill would authorize a local agency or state agency to deny an application that is not compliant with the permit standards following 2 plan check and specification reviews. (Based on 03/04/2026 text)

AB 1622 **(Rubio, Blanca, D) Electrified security fences.**

Current Text: 01/22/2026 - Introduced **HTML PDF**

Introduced: 01/22/2026

Status: 04/09/2026 - Read third time. Passed. Ordered to the Senate. (Ayes 64. Noes 0.) In Senate. Read first time. To Com. on RLS. for assignment.



Location: 04/09/2026 - Senate Rules

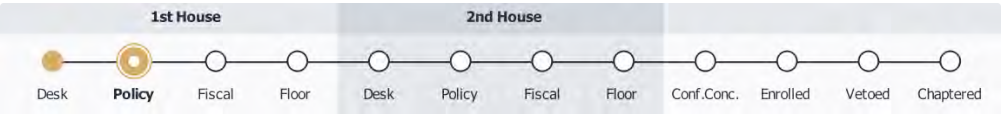
Summary: Current law, until January 1, 2028, authorizes an owner of real property to install and operate on their property an electrified security fence that is powered by an electrical energizer, driven by solar-charged batteries of no more than 12 volts of direct current, and used to protect and secure manufacturing or industrial property, or property zoned under another designation, but legally authorized to be used for a commercial purpose that stores, parks, services, sells, or rents vehicles or other materials, subject to specified conditions. Current law prohibits a city, county, or city and county from prohibiting or conditioning the installation of an electrified security fence, as described above, except for requiring an administrative permit to confirm a fence abutting a property in residential use, or within 300 feet of a public park, childcare facility, recreation center, community center, or school facility, meets certain requirements. Current law repeals these provisions on January 1, 2028. Current law, starting January 1, 2028, authorizes an owner of real property to install and operate on their property an electrified security fence that is powered by an electrical energizer, and used to protect and secure commercial, manufacturing, or industrial property, or property zoned under another designation, but legally authorized to be used for a commercial, manufacturing, or industrial purpose, subject to specified conditions and subject to prohibitions imposed by a city, county, or city and county through a local ordinance. This bill would indefinitely extend the operation of the electrified security fence provisions subject to repeal on January 1, 2028, and would repeal the provisions that become operative on January 1, 2028. (Based on 01/22/2026 text)

AB 1623 **(Davies, R) Planning and zoning: regional housing needs allocation and annual report: student housing quarters.**

Current Text: 01/22/2026 - Introduced **HTML PDF**

Introduced: 01/22/2026

Status: 02/02/2026 - Referred to Coms. on H. & C.D. and L. GOV.



Location: 02/02/2026 - Assembly Housing and Community Development

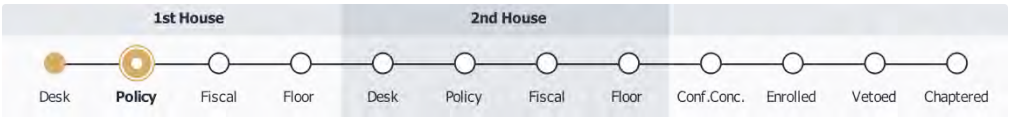
Summary: The Planning and Zoning Law requires each city, county, or city and county to prepare and adopt a general plan for its jurisdiction that contains certain mandatory elements, including a housing element. Under current law, a part of the housing element is an assessment of housing needs, which includes the locality's share of the regional housing need. Under current law, the appropriate council of governments, or for cities and counties without a council of governments, the Department of Housing and Community Development, adopts a final regional housing need plan that allocates a share of the regional housing need to each locality in the region. Current law authorizes a local government to conduct a review or appeal regarding allocation data provided by the department or the council of governments regarding, among other things, the locality's share of the regional housing need. This bill would require certain types of student housing quarters, as determined by the department, that are built within the jurisdiction of a local government, as defined, regardless of whether they have been issued a completed entitlement, a building permit, or a certificate of occupancy, to count toward a local government's share of the locality's lower income regional housing needs allocation. (Based on 01/22/2026 text)

AB 1624 **(Zbur, D) Public Lands Protection Act.**

Current Text: 01/22/2026 - Introduced **HTML PDF**

Introduced: 01/22/2026

Status: 03/16/2026 - Referred to Coms. on L. GOV. and NAT. RES.



Location: 03/16/2026 - Assembly Local Government

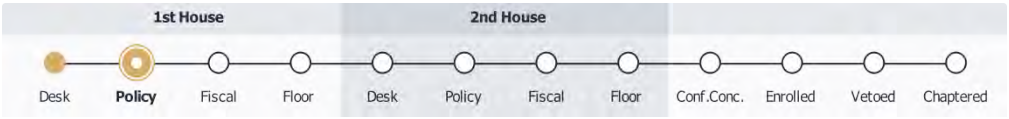
Summary: The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries that bears relation to its planning. Current law authorizes the legislative body of a county or city to adopt ordinances that, among other things, regulate the use of buildings, structures, and land as between industry, business, residences, open space, and other purposes, as provided. For these purposes, current law authorizes the legislative body to divide a county or city into zones, but requires that regulations adopted be uniform for each class or kind of building or use of land throughout each zone. The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. This bill, the Public Lands Protection Act, would, upon transfer to any private or nonfederal entity of a parcel of land located within the state that is owned by the United States government on or after January 1, 2025, and that has been designated in an adopted general plan or zoning ordinance as open space, public land, resource conservation, or an equivalent conservation-oriented designation, immediately subject that parcel to the zoning designation and associated state and local restrictions. The bill would also, upon transfer of a parcel of land located within the state that is owned by the United States government on or after January 1, 2025, and that has not been designated in an adopted general plan or zoning ordinance at the time of transfer to any private or nonfederal entity, automatically subject that parcel to the most restrictive conservation-oriented zoning designation currently applied in the jurisdiction, by operation of law. (Based on 01/22/2026 text)

AB 1693 **(Zbur, D) Accelerated retailer building plan approval: tenant improvements.**

Current Text: 02/03/2026 - Introduced **HTML PDF**

Introduced: 02/03/2026

Status: 03/16/2026 - Referred to Coms. on L. GOV., NAT. RES. and JUD.



Location: 03/16/2026 - Assembly Local Government

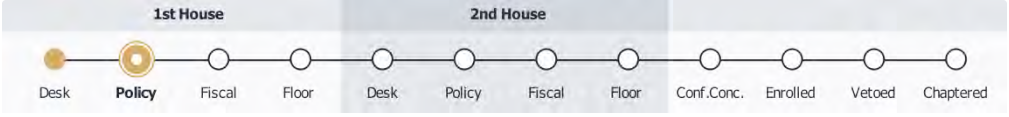
Summary: The California Building Standards Law establishes the California Building Standards Commission within the Department of General Services. Current law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code. Current law authorizes local governments to enact ordinances or regulations that make building standards amendments to the California Building Standards Code, as specified. Current law establishes a streamlined approval process for a local permit for a tenant improvement related to a restaurant, as defined. This bill would establish a similar streamlined approval process for a local permit for a tenant improvement relating to a retailer, as defined. In this regard, the bill would require a local building department, upon the request and at the expense of the permit applicant, to allow a qualified professional certifier, defined as a licensed architect or engineer who meets certain requirements, to certify that the plans and specifications of the tenant improvement comply with all applicable building, health, and safety codes, as specified. The bill would require a qualified professional certifier, or the applicant, as applicable, to prepare certain affidavits related to the tenant improvement under penalty of perjury. The bill would require the local building department to approve or deny the permit application within 20 business days of receiving a complete application and would deem the plan approved for permitting purposes if the local building department does not approve or deny the application within that timeframe. The bill would also authorize the applicant to resubmit corrected plans addressing the deficiencies identified in the initial denial, would limit the local building department's review of each subsequent resubmission to the deficiencies identified in the initial denial, and would require the local building department to approve or deny each subsequent resubmission within 10 business days of receipt. (Based on 02/03/2026 text)

AB 1695 **(Ortega, D) Smoke-free state-subsidized multiunit housing developments.**

Current Text: 02/03/2026 - Introduced **HTML PDF**

Introduced: 02/03/2026

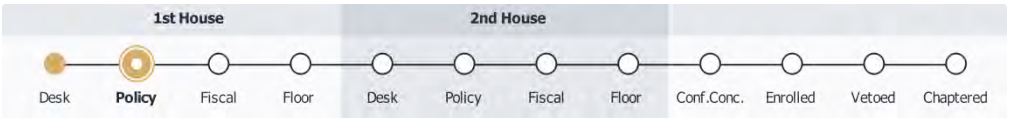
Status: 03/16/2026 - Referred to Com. on H. & C.D.



Location: 03/16/2026 - Assembly Housing and Community Development

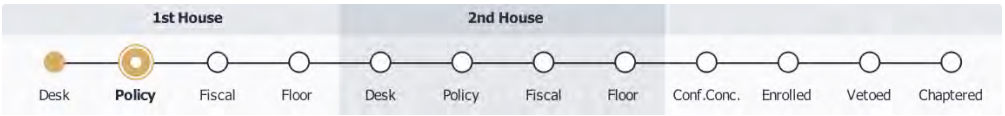
Summary: Current law prohibits the smoking of tobacco products in various public and private places and also authorizes a landlord of a residential dwelling unit to prohibit the smoking of tobacco products on the property or in any building or portion of the building, including in any dwelling unit, in accordance with specified requirements. This bill would prohibit the smoking of tobacco products in a state-subsidized multiunit housing development, as defined, for which a certificate of occupancy is issued on or after January 1, 2027. (Based on 02/03/2026 text)

AB 1708 **(Solache, D) Homeless Housing, Assistance, and Prevention program: round 8: smaller jurisdictions.**
Current Text: 04/06/2026 - Amended **HTML PDF**
Introduced: 02/04/2026
Last Amended: 04/06/2026
Status: 04/07/2026 - Re-referred to Com. on H. & C.D.



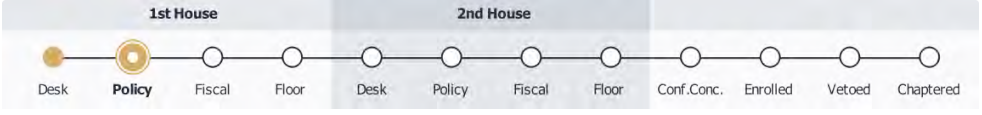
Location: 02/23/2026 - Assembly Housing and Community Development
Summary: Existing law establishes the Homeless Housing, Assistance, and Prevention (HHAP) program for the purpose of providing jurisdictions with grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges, as specified. Existing law provides for the allocation of funding under the program among continuums of care, cities, counties, and tribes in 6 rounds, with rounds 1 to 5, inclusive, administered by the Interagency Council on Homelessness and round 6 administered by the Department of Housing and Community Development, as provided. Existing law establishes round 7 of the program and states the intent of the Legislature to enact future legislation that specifies the parameters, as specified. To be eligible for round 5 or round 6 base program allocation, existing law requires a jurisdiction that is not a tribe to apply as part of a region and be signatory to a regionally coordinated homelessness action plan that meets specified requirements. This bill would apply to the allocation of funding available under round 8 of the program and require a round 8 regionally coordinated homelessness action plan to include certain components, including a description of programs and interventions provided by smaller jurisdictions, as defined, that serve the objects and goals of the program, as specified. (Based on 04/06/2026 text)

AB 1710 **(Carrillo, D) Housing developments: ordinances, policies, and standards.**
Current Text: 02/04/2026 - Introduced **HTML PDF**
Introduced: 02/04/2026
Status: 03/25/2026 - Coauthors revised. From committee: Do pass and re-refer to Com. on L. GOV. (Ayes 12. Noes 0.) (March 25). Re-referred to Com. on L. GOV.



Location: 03/25/2026 - Assembly Local Government
Summary: The Housing Accountability Act prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project, as defined for purposes of the act, for very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified written findings based on a preponderance of the evidence in the record. The act requires a housing development project to be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application, as specified, was submitted, except as otherwise provided. The act defines “ordinances, policies, and standards” to include general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, as defined, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions. This bill would include in the definition of “ordinances, policies, and standards” materials requirements, postentitlement permit standards, and any rules, regulations, determinations, and other requirements adopted or implemented by other public agencies, as defined. (Based on 02/04/2026 text)

AB 1738 **(Carrillo, D) State Housing Law: remote inspections.**
Current Text: 03/26/2026 - Amended **HTML PDF**
Introduced: 02/05/2026
Last Amended: 03/26/2026
Status: 04/06/2026 - Re-referred to Com. on L. GOV.



Location: 03/25/2026 - Assembly Local Government

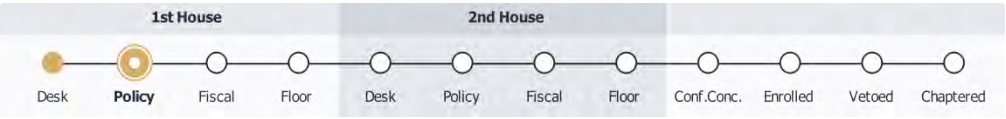
Summary: The State Housing Law establishes statewide construction and occupancy standards for buildings used for human habitation. Existing law requires the building department of every city or county to enforce the provisions of the State Housing Law, the State Building Standards Code, and other specified rules and regulations promulgated pursuant to the State Housing Law pertaining to standards for buildings used for human habitation. Existing law authorizes an officer, employee, or agent of an enforcement agency to enter and inspect any building or premises whenever necessary to secure compliance with, or prevent a violation of, any provision of the State Housing Law, the building standards published in the State Building Standards Code, and other rules and regulations promulgated pursuant to the provisions of the State Housing Law. Existing law provides certain immunities to a public entity or employee immunity relative to an inspection or license, as provided. This bill would require a city, including a charter city, county, or city and county to offer a homeowner or contractor the option of requesting remote inspections for all or a subset of an inspection required by a building permit for specified works in one- or 2-family dwelling units, by July 1, 2027, as provided. The bill would apply the above-described immunities to remote inspections. (Based on 03/26/2026 text)

AB 1751 **(Quirk-Silva, D) Missing Middle Townhome Ownership Act.**

Current Text: 02/09/2026 - Introduced **HTML PDF**

Introduced: 02/09/2026

Status: 02/23/2026 - Referred to Coms. on H. & C.D. and L. GOV.



Location: 02/23/2026 - Assembly Housing and Community Development

Summary: The Planning and Zoning Law contains various provisions requiring a local government that receives an application for certain types of qualified housing developments to review the application under a streamlined, ministerial approval process depending on the type of housing development, as specified. The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps, and the modification thereof. The act generally requires a subdivider to file a tentative map or vesting tentative map with the local agency, as specified, and the local agency, in turn, to approve, conditionally approve, or disapprove the map within a specified time period. The Starter Home Revitalization Act of 2021 requires a local agency to ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets certain requirements, including that the housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units, except as provided. This bill, the Missing Middle Townhome Ownership Act, would authorize a development proponent to submit an application for a townhome housing development project that is subject to a prescribed ministerial approval process if the development complies with certain procedural requirements and satisfies specified objective planning standards. The bill would also require a local agency to ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a townhome development project that meets all of specified requirements, including that the proposed subdivision will result in parcels and residential units that will meet prescribed densities and that the newly created parcels are no smaller than 600 square feet. The act would define "townhome" for these purposes to mean a single-family dwelling unit that is less than or equal to 3 stories of occupiable square footage and shares a common wall, as specified, or is separated from one or more neighboring units by an air gap, and would define "townhome development project" to mean a housing development project consisting entirely of residential dwelling units that satisfy this definition of townhome. (Based on 02/09/2026 text)

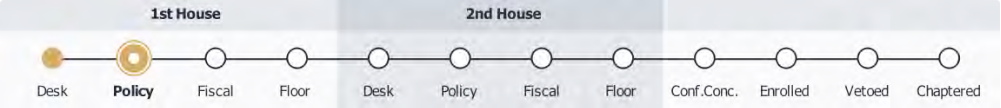
AB 1924 **(Gabriel, D) Statewide homelessness prevention strategy.**

Current Text: 03/09/2026 - Amended **HTML PDF**

Introduced: 02/12/2026 (Spot bill)

Last Amended: 03/09/2026

Status: 04/02/2026 - In committee: Set, first hearing. Hearing canceled at the request of author.



Location: 03/09/2026 - Assembly Housing and Community Development

Summary: Existing law establishes various programs to prevent homelessness or assist persons experiencing homelessness, including the No Place Like Home Program and the Homeless Housing, Assistance, and Prevention program. This bill would require the Department of Housing and Community Development, by July 1, 2027, to develop and publicly issue a statewide homelessness prevention strategy that includes specified elements, including a homelessness prevention action plan for certain state agencies and evidence-based model

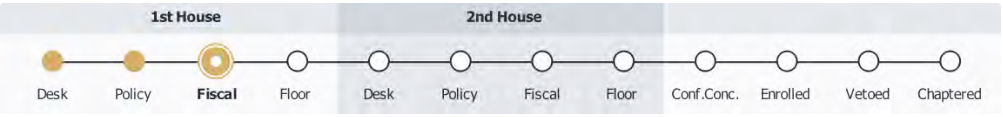
homeless prevention practices, as specified. The bill would require the department to annually review and update the strategy and publish any revisions. The bill would define various terms for these purposes. (Based on 03/09/2026 text)

AB 1947 **(Ta, R) Surplus land.**

Current Text: 02/13/2026 - Introduced **HTML PDF**

Introduced: 02/13/2026

Status: 04/09/2026 - From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 22. Noes 0.) (April 8). Re-referred to Com. on APPR.



Location: 04/08/2026 - Assembly Appropriations

Summary: Current law requires each state agency, each year, to make a review of all proprietary state lands over which it has jurisdiction to determine what land is in excess of its foreseeable needs and report thereon to the Department of General Services, including, among other things, land that is not currently being utilized, or is currently being underutilized, by the state agency for any ongoing state program. This bill would specifically require the Department of Transportation to submit the report described above. The bill would require the report to include the market value of the properties reviewed by the agency. The bill would require the report to include land that is not currently being utilized, is currently being underutilized, or is not being used by a state agency, regardless of whether the agency is currently prepared to dispose of the land by sale or otherwise. (Based on 02/13/2026 text)

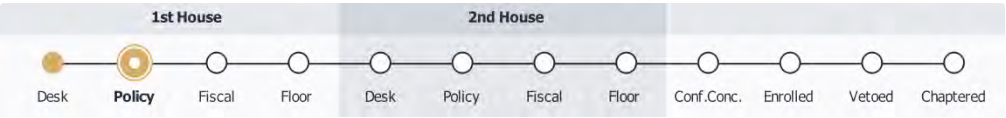
AB 1972 **(Patterson, R) Water right permits and licenses: annual fee: exemption.**

Current Text: 03/17/2026 - Amended **HTML PDF**

Introduced: 02/13/2026

Last Amended: 03/17/2026

Status: 03/24/2026 - In committee: Set, first hearing. Hearing canceled at the request of author.



Location: 03/02/2026 - Assembly Water, Parks and Wildlife

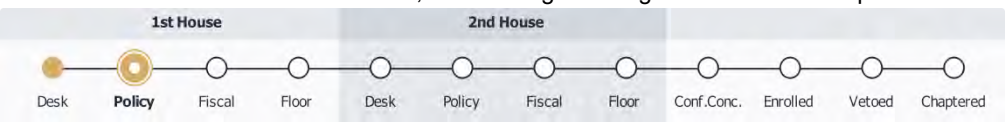
Summary: Existing law requires each person or entity who holds a permit or license to appropriate water, leases water pursuant to specified provisions of law, or files a specified application, registration, or petition to pay a fee according to a fee schedule established by the State Water Resources Control Board. This bill would require the board to exempt a person who holds a water right permit or license from paying the annual fee pursuant to a specified regulation for a pond with 20 acre-feet or less of water. (Based on 03/17/2026 text)

AB 2020 **(Gabriel, D) Housing programs: financing.**

Current Text: 02/17/2026 - Introduced **HTML PDF**

Introduced: 02/17/2026

Status: 04/02/2026 - In committee: Set, first hearing. Hearing canceled at the request of author.

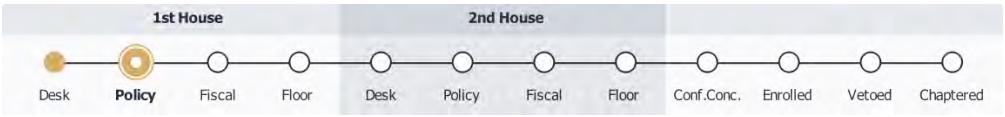


Location: 03/02/2026 - Assembly Housing and Community Development

Summary: Current law establishes the Department of Housing and Community Development and requires it to administer various programs intended to promote the development of housing, as specified, pursuant to which the department provides financial assistance in the form of deferred payment loans to pay for the eligible costs of development of specified types of housing projects. Current law sets forth various general powers of the department in implementing these programs, including authorizing the department to enter into long-term contracts or agreements of up to 30 years for the purpose of servicing loans or grants or enforcing regulatory agreements or other security documents. This bill would permit the department to authorize the transfer of excess reserves or excess operating income, as defined, from one rental housing development to another rental housing development with the same owner, as specified. (Based on 02/17/2026 text)

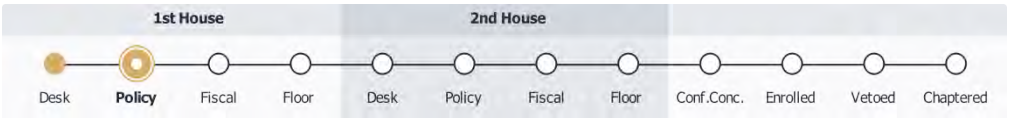
AB 2128 **(Haney, D) Housing authorities: term limits and work requirements.**

Current Text: 04/07/2026 - Amended **HTML PDF**
Introduced: 02/18/2026
Last Amended: 04/07/2026
Status: 04/08/2026 - Re-referred to Com. on H. & C.D.



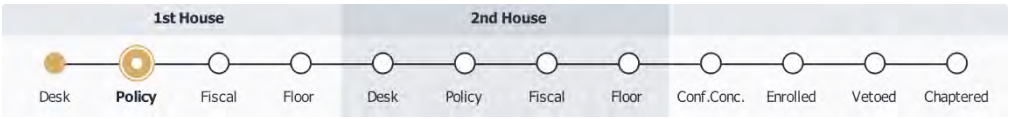
Location: 03/02/2026 - Assembly Housing and Community Development
Summary: The Housing Authorities Law establishes a housing authority within each county and city and authorizes the authority to, among other things, prepare, carry out, acquire, lease, and operate housing projects and housing developments for persons of low income, as provided. This bill would, unless required by federal law, and except as specified, prohibit a housing authority or other covered housing provider, as defined, from establishing or implementing any rules, policies, or procedures that impose term limits or work requirements, as defined, as a condition of eligibility for any covered housing or that impact the amount of the rent subsidy or assistance provided to covered housing tenants. The bill would, however, permit a covered housing provider to establish or implement a voluntary employment or job training program if specified conditions apply. (Based on 04/07/2026 text)

AB 2146 **(Stefani, D) Supportive housing: prospective tenants: barriers to access.**
Current Text: 03/16/2026 - Amended **HTML PDF**
Introduced: 02/18/2026
Last Amended: 03/16/2026
Status: 03/17/2026 - Re-referred to Com. on H. & C.D.



Location: 03/16/2026 - Assembly Housing and Community Development
Summary: The Governor's Reorganization Plan No. 1 of 2025 (GRP), which became effective on July 5, 2025, transfers the Department of Housing and Community Development to the California Housing and Homelessness Agency, which the GRP also establishes, as of July 1, 2026. Existing law establishes a low-income housing tax credit program, through which the California Tax Credit Allocation Committee, chaired by the Treasurer, allocates low-income housing tax credits aimed at providing affordable low-income housing within and throughout the state. Existing law sets forth procedures and criteria under the program for housing credit applicants, who are owners, sponsors, or developers of qualifying low-income buildings or projects, as specified. Existing law, the Multifamily Housing Program, administered by the Department of Housing and Community Development, makes available deferred payment loans to pay for the eligible costs of housing development projects. Existing law specifies particular requirements for projects funded with funds appropriated for supportive housing projects, including, among other things, that supportive housing projects provide or demonstrate collaboration with programs that provide services that meet the needs of the supportive housing residents. Existing law also requires that funds appropriated to provide housing for individuals and families who are experiencing homelessness or who are at risk of homelessness and who are impacted by the COVID-19 pandemic or other communicable diseases be disbursed in accordance with the Multifamily Housing Program for specified uses. This disbursement program is referred to as Homekey. Existing law, known as the No Place Like Home Program, requires the Department of Housing and Community Development to award $2,000,000,000 among counties to finance capital costs, including, but not limited to, acquisition, design, construction, rehabilitation, or preservation, and to capitalize operating reserves, of permanent supportive housing for the target population, as specified. This bill would establish the California Direct Access to Supportive Housing (DASH) designation, for the purpose of facilitating quick and accountable access to supportive housing units. The bill would, beginning July 1, 2027, require a sponsor of a housing unit that meets prescribed criteria to notify the Department of Housing and Community Development or the California Tax Credit Allocation Committee of the unit's eligibility for a DASH designation, as specified. The bill would, beginning July 1, 2027, and to the extent not prohibited by federal law, require the department or the committee to apply specified expedited compliance documentation standards for a prospective tenant referred to a DASH unit, as provided. (Based on 03/16/2026 text)

AB 2238 **(Rubio, Blanca, D) Mobilehome Residency Law: commencement of actions: notices.**
Current Text: 02/19/2026 - Introduced **HTML PDF**
Introduced: 02/19/2026
Status: 03/26/2026 - Re-referred to Com. on JUD. pursuant to Assembly Rule 96.



Location: 03/26/2026 - Assembly Judiciary

Summary: The Mobilehome Residency Law prescribes various terms and conditions of tenancies in mobilehome parks. Current law prohibits an action based upon the management's alleged failure to maintain the physical improvement in the common facilities in good working order or condition or alleged reduction of service from being commenced by a homeowner unless the management has been given at least 30 days' prior notice of the intention to commence the action. Current law requires the notice be in writing, signed by the homeowner or homeowners making the allegations, and notify the management of the basis of the claim, the specific allegations, and the remedies requested. Current law deems a notice by one homeowner to be sufficient notice of the specific allegation to the management of the park by all of the homeowners in the park. This bill would require that the above-described notice be first preceded by a prior written notice to the owner of the mobilehome park or the designated management representative requesting the specific repair, neglected maintenance, or service that was given without having received a responsive or complete cure by the owners of the mobilehome park or designated management representatives. The bill would instead require the notice be signed by each of the homeowners making the allegations and additionally require the notice notify the management of the causes of the claims. (Based on 02/19/2026 text)

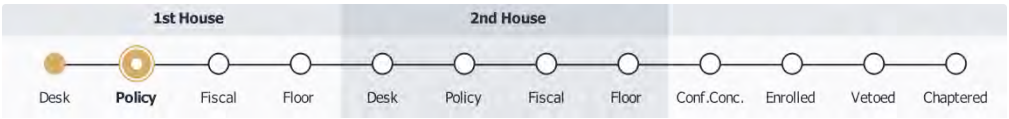
AB 2264 **(Lackey, R) District agricultural associations: real property: affordable housing.**

Current Text: 03/17/2026 - Amended **HTML PDF**

Introduced: 02/19/2026

Last Amended: 03/17/2026

Status: 03/26/2026 - From committee: Do pass and re-refer to Com. on H. & C.D. (Ayes 8. Noes 0.) (March 25). Re-referred to Com. on H. & C.D.



Location: 03/25/2026 - Assembly Housing and Community Development

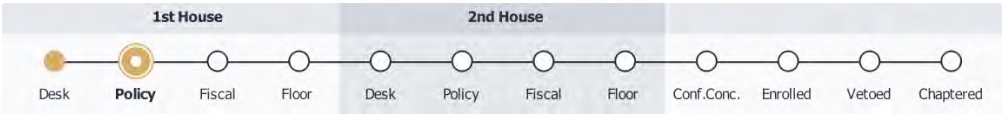
Summary: Existing law provides for the establishment of district agricultural associations and authorizes a district agricultural association to engage in various activities, including to purchase, acquire, hold, sell, exchange, or convey any interest in real property with the approval of the Department of General Services. This bill would specify that the above-described authorization includes the construction and maintenance of affordable housing, as defined, and the construction and maintenance of housing affordable for persons and families of low or moderate income, as defined. (Based on 03/17/2026 text)

AB 2295 **(Johnson, R) Regional housing need: affordable housing.**

Current Text: 02/19/2026 - Introduced **HTML PDF**

Introduced: 02/19/2026

Status: 03/09/2026 - Referred to Coms. on H. & C.D. and L. GOV.



Location: 03/09/2026 - Assembly Housing and Community Development

Summary: Current law requires each council of governments, or delegate subregion as applicable, to develop and adopt a methodology for distributing the existing and projected regional housing need to cities, counties, and cities and counties within the region or within the subregion, as provided. Current law also requires each council of governments and delegate subregion, as applicable, to adopt a final allocation of regional housing needs to each local government in the region or subregion, where applicable, and the department, based on that adopted methodology. Current law requires that the housing element of a county's or city's general plan include, among other things, a quantification of the locality's existing and projected housing needs for all income levels, which must include the locality's share of the regional housing need, as provided. Current law authorizes a local government within the same county as a federally recognized Native American tribe to enter into a voluntary agreement with a tribe to allow new tribal housing development projects to count toward the locality's share of the regional housing needs allocation if certain conditions are met. This bill would authorize a local government, as defined, to enter into a voluntary agreement with another local government to allow new housing development projects to count toward each locality's share of the regional housing needs allocation if certain conditions are met, including that the project includes affordable housing units for very low and lower income households. (Based on 02/19/2026 text)

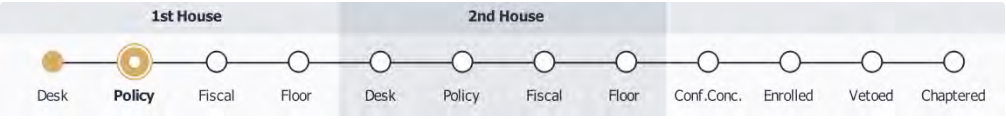
AB 2296 **(Papan, D) Planning and zoning: housing element: regional housing needs allocation.**

Current Text: 03/19/2026 - Amended **HTML PDF**

Introduced: 02/19/2026

Last Amended: 03/19/2026

Status: 03/23/2026 - Re-referred to Com. on H. & C.D.



Location: 03/19/2026 - Assembly Housing and Community Development

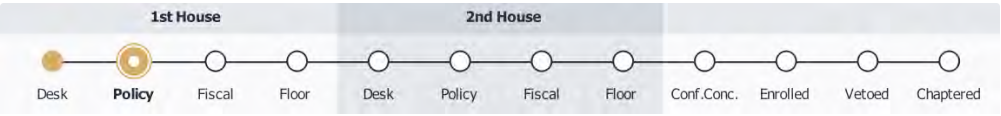
Summary: The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, which includes, among other mandatory elements, a housing element. Existing law authorizes at least 2 or more cities and a county, or counties, at least 28 months prior to the scheduled housing element revision, to form a subregional entity to allocate the subregion's existing and projected housing need among its members. If the council of governments does not receive a notification of this formation at least 28 months prior to the update, existing law requires the council of governments to implement specified requirements regarding the regional housing need process. Existing law requires the council of governments to determine the share of regional housing need assigned to each delegate subregion at least 25 months prior to the scheduled revision. This bill would extend the above-described timeline for cities and counties to form a subregional entity to allocate the subregion's housing need, as provided, from 28 months to 34 months, and the above-described timeline for the council of governments to determine the share of regional housing need assigned to each subregion from 25 months to 31 months, respectively. (Based on 03/19/2026 text)

AB 2387 **(Alvarez, D) California Dream for All Program: first-generation homebuyers.**

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 03/09/2026 - Referred to Com. on H. & C.D.



Location: 03/09/2026 - Assembly Housing and Community Development

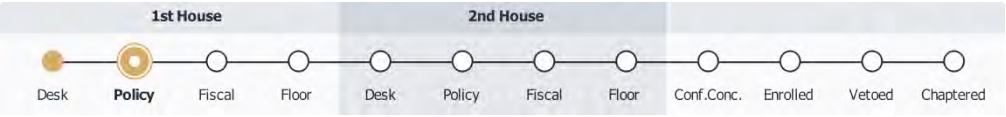
Summary: Current law establishes the California Housing Finance Agency in the Business, Consumer Services, and Housing Agency, and, as of July 1, 2026, transfers the agency to the California Housing and Homelessness Agency created pursuant to the Governor's Reorganization Plan No. 1 of 2025, as provided. Current law authorizes the agency to, among other things, make loans to finance affordable housing, including residential structures, housing developments, multifamily rental housing, special needs housing, and other forms of housing, as specified. Existing law establishes the California Dream for All Program, administered by the agency subject to the availability of funds, to provide shared appreciation loans, as defined, to qualified first-time homebuyers. Current law limits the program to providing assistance to low- and moderate-income homebuyers in the purchase of owner-occupied homes. Current law establishes the California Dream for All Fund, and continuously appropriates moneys in that fund for the purposes of the program, as prescribed. This bill would require the agency to expand the California Dream for All Program to provide additional assistance, as specified, to first-generation homebuyers, as defined. The bill would require the agency to prioritize this assistance to first-generation homebuyers purchasing homes built using specified state funding, and to expedite approval of that assistance for a first-generation homebuyer purchasing a home located in a moderate-density area, as provided. By expanding the purposes for which money in the California Dream for All Fund may be used, the bill would make an appropriation. (Based on 02/20/2026 text)

AB 2400 **(Wallis, R) General plan: annual report: suite-style student housing quarters.**

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 03/09/2026 - Referred to Coms. on H. & C.D. and L. GOV.

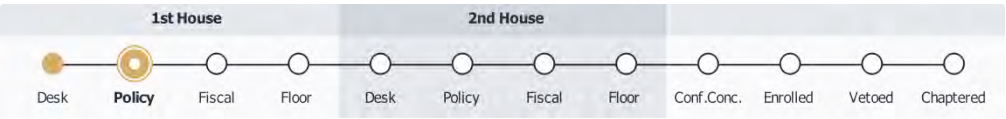


Location: 03/09/2026 - Assembly Housing and Community Development

Summary: The Planning and Zoning Law requires a city or county to adopt a general plan for land use development of the city or county that includes, among other elements, a housing element. That law requires the housing element to include, among other things, an identification and analysis of existing and projected housing needs. That law requires the city or county to provide by April 1 of each year an annual report to, among other

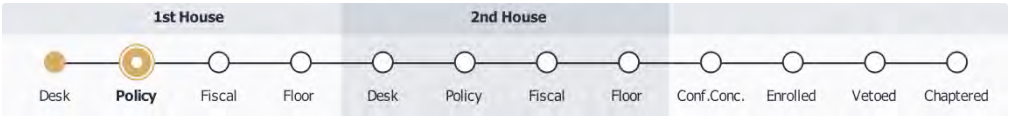
entities, the Department of Housing and Community Development that includes, among other specified information, the number of units of housing demolished and new units of housing that have been issued a completed entitlement, a building permit, or a certificate of occupancy. This bill would additionally require the city or county to include in the annual report the number of suite-style student housing quarters, as determined by the department. (Based on 02/20/2026 text)

AB 2418 **(González, Mark, D) Local building permits: nonresidential private permitting review.**
Current Text: 02/20/2026 - Introduced **HTML PDF**
Introduced: 02/20/2026
Status: 03/09/2026 - Referred to Coms. on L. GOV. and JUD.



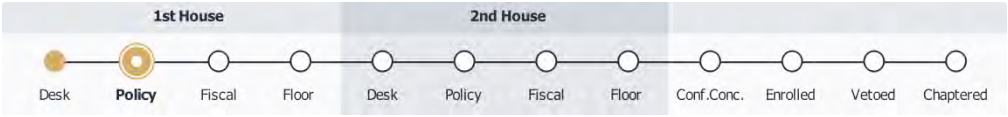
Location: 03/09/2026 - Assembly Local Government
Summary: Current law requires every city, county, or city and county, whether general law or chartered, that requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition, or repair of any building or structure, to require the execution of a permit application, as specified. Current law permits a local agency, defined as a city, county, or city and county, to authorize its enforcement agency to contract with or employ a private entity or persons on a temporary basis to perform plan-checking functions for a nonresidential building, but that the local agency is not required to do so if it determines that no entities or persons are available or qualified to perform plan-checking services. Under current law, when there is an excessive delay, as defined, in checking plans submitted as part of an application for specified nonresidential projects, a local agency is required to, upon request of the applicant, contract with or employ a private entity or persons on a temporary basis to perform the plan-checking function. Current law defines “excessive delay” to mean, among other things, the local agency has taken more than 50 days to check plans and specifications, as provided. This bill would, until January 1, 2037, revise and recast the above-described provisions related to private plan checking. The bill would, upon an application for a nonresidential building permit being deemed complete, as provided, require the local agency to provide the applicant with an estimated timeframe in which it will determine if the completed application is compliant with permit standards. (Based on 02/20/2026 text)

AB 2601 **(Lee, D) Planning and zoning: housing development: streamlined approval and subdivisions.**
Current Text: 02/20/2026 - Introduced **HTML PDF**
Introduced: 02/20/2026
Status: 03/09/2026 - Referred to Coms. on H. & C.D. and L. GOV.



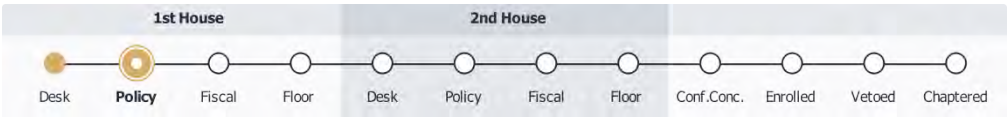
Location: 03/09/2026 - Assembly Housing and Community Development
Summary: Under the Planning and Zoning Law, the legislative body of a city or county may adopt ordinances that, among other things, regulate the use of buildings, structures, and land, as provided. The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency’s processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps. This bill would require that an application for a proposed housing development containing no more than 2 residential units within a single-family residential zone, as described above, be eligible for concurrent processing with an application for a parcel map for an urban lot split, as provided. The bill would authorize a local agency to condition issuance of building permits, grading permits, or certificates of occupancy for a proposed housing development upon the applicant first obtaining approval and recording a parcel map for eligible parcels pursuant to the above-described urban lot split provisions. The bill would allow the primary dwellings in an urban lot split under these provisions to be developed or converted to condominiums upon request of the applicant, as specified, or, if the housing development includes an existing unit, allow the applicant to request a condominium conversion for that unit pursuant to state and local law. The bill would specify that a “parcel map” for purposes of these provisions means a parcel map prepared in accordance with specified provisions of the Subdivision Map Act and may include a condominium plan if proposed by the subdivider, as specified. This bill contains other related provisions and other existing laws. (Based on 02/20/2026 text)

AB 2626 **(Gabriel, D) Housing programs: financing.**
Current Text: 03/09/2026 - Amended **HTML PDF**
Introduced: 02/20/2026 (Spot bill)
Last Amended: 03/09/2026
Status: 04/02/2026 - In committee: Set, first hearing. Hearing canceled at the request of author.



Location: 03/09/2026 - Assembly Housing and Community Development
Summary: Existing law establishes the Department of Housing and Community Development and requires it to administer various programs intended to promote the development of housing, as specified, pursuant to which the department provides financial assistance in the form of deferred payment loans to pay for the eligible costs of development of specified types of housing projects. Existing law sets forth various general powers of the department in implementing these programs, including authorizing the department to enter into long-term contracts or agreements of up to 30 years for the purpose of servicing loans or grants or enforcing regulatory agreements or other security documents. This bill would permit the department to waive payment of residual receipts or minimum annual loan payments required under a department regulatory agreement. (Based on 03/09/2026 text)

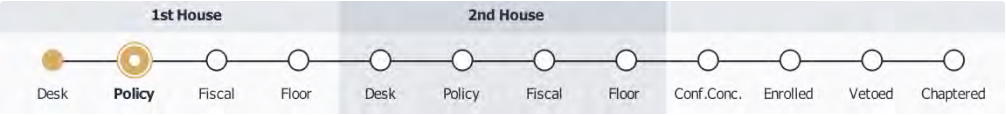
AB 2676 **(Gallagher, R) Housing Crisis Act of 2019.**
Current Text: 04/09/2026 - Amended **HTML PDF**
Introduced: 02/20/2026
Last Amended: 04/09/2026
Status: 04/09/2026 - Read second time and amended.



Location: 04/08/2026 - Assembly Local Government
Summary: The Housing Crisis Act of 2019, with respect to land where housing is an allowable use and except as specified, prohibits a county or city, including the electorate exercising its local initiative or referendum power, in which specified conditions exist, determined as provided by the Department of Housing and Community Development, from enacting a development policy, standard, or condition, as defined, that would have certain effects. Under existing law, these proscribed policies, standards, or conditions include, among others, (A) changing the land use designation or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing zoning district below what was allowed under the general plan or specific plan land use designation and zoning ordinances of the county or city as in effect on January 1, 2018, and (B) imposing or enforcing a moratorium on housing development within all or a portion of the jurisdiction of the county or city, except as provided. Existing law prohibits a county or city subject to these provisions from enforcing

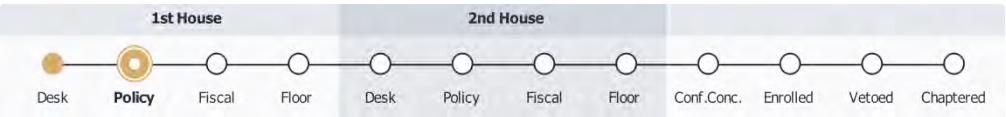
a zoning ordinance imposing a moratorium or other similar restriction on or limitation of housing development until it has submitted the ordinance to, and received approval from, the Department of Housing and Community Development. Existing law requires the department to approve a zoning ordinance submitted to it only if the department determines that the zoning ordinance satisfies these requirements. If the department denies approval of the zoning ordinance, as specified, existing law states that the ordinance is deemed void. This bill would expand the prohibition against enacting a development policy, standard, or condition that has the effect of imposing or enforcing a moratorium on housing development within all or a portion of the jurisdiction of the county or city to also prohibit these policies, standards, or conditions within the sphere of influence of a city, as defined. The bill would define “moratorium or similar restriction or limitation on housing development” for purposes of the Housing Crisis Act of 2019 to include, but not be limited to, the electorate of a county or city subject to these provisions from exercising its referendum power in a manner that has the effect of extending an existing moratorium or similar restriction or limitation on housing development. (Based on 04/09/2026 text)

AB 2689 **(Ávila Farías, D) Low-income housing tax credits: lease nonrenewal: good cause.**
Current Text: 04/06/2026 - Amended **HTML PDF**
Introduced: 02/20/2026
Last Amended: 04/06/2026
Status: 04/09/2026 - In committee: Hearing postponed by committee.



Location: 03/19/2026 - Assembly Housing and Community Development
Summary: Existing law, in modified conformity with federal income tax laws, establishes a low-income housing tax credit program through which the California Tax Credit Allocation Committee allocates low-income housing tax credits aimed at providing affordable low-income housing within and throughout the state. Existing federal law sets limitations and guidelines regarding what projects are eligible for credits, including a requirement that an extended low-income housing commitment is in effect, and a prohibition against eviction except for good cause. This bill would specify, for housing projects where the low-income housing commitment requires 100% of the units, not including any manager’s units, to be restricted to lower income households, as defined, that good cause for nonrenewal of a lease includes cases where the nonrenewal relates to a household whose income exceeds 140% of the area median income for at least 2 consecutive years and 30% of the household’s monthly income exceeds the fair market rent for the county where they reside. (Based on 04/06/2026 text)

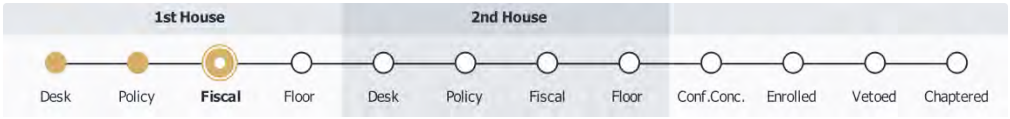
AB 2748 **(Quirk-Silva, D) Building standards: affordable housing developments: electric vehicle charging.**
Current Text: 02/20/2026 - Introduced **HTML PDF**
Introduced: 02/20/2026
Status: 03/16/2026 - Referred to Com. on H. & C.D.



Location: 03/16/2026 - Assembly Housing and Community Development
Summary: Current law, the State Housing Law, establishes statewide construction and occupancy standards for buildings used for human habitation. Existing law requires the building department of every city or county to enforce within its jurisdiction all the provisions published in the California Building Standards Code and the provisions of the State Housing Law, as provided. Existing law makes any violation of the State Housing Law a misdemeanor punishable by a fine not exceeding $1,000, by imprisonment not exceeding 6 months, or by both. This bill would exempt a new or existing affordable housing development, as defined, for which a permit application is submitted between January 1, 2025, and December 31, 2035, from the requirements for installation of low power Level 2 or higher electric vehicle charging receptacles in the 2025 California Green Building Standards Code, as provided. The bill would, instead, require those affordable housing developments for which a permit application is submitted between January 1, 2025, and December 31, 2035, to comply with the applicable requirements for installation of low power Level 2 or higher electric vehicle charging receptacles in the 2022 edition of the California Building Standards Code. The bill would repeal these provisions on January 1, 2037. By adding to the duties of local officials, and by expanding the scope of a crime, this bill would impose a state-mandated local program. (Based on 02/20/2026 text)

ACA 4 **(Jackson, D) Homelessness and affordable housing.**
Current Text: 05/05/2025 - Amended **HTML PDF**
Introduced: 01/24/2025
Last Amended: 05/05/2025

Status: 01/22/2026 - In committee: Set, first hearing. Held under submission.



Location: 05/14/2025 - Assembly APPR. SUSPENSE FILE

Summary: The California Constitution authorizes the development, construction, or acquisition of developments composed of urban or rural dwellings, apartments, or other living accommodations for persons of low income financed in whole or in part by the federal government or a state public body, or to which the federal government or a state public body extends assistance, if a majority of the qualified electors of the city, town, or county in which the housing is proposed to be located approves the project by voting in favor thereof, as specified. This measure, the Housing Opportunities Made Equal (HOME) Act, would create an account in the General Fund into which, beginning in the 2027–28 fiscal year, and each fiscal year thereafter until September 30, 2036, a sum would be transferred from the General Fund equal to or greater than 5% of the estimated amount of General Fund revenues for that fiscal year, as specified. The measure would require the moneys in the account to be appropriated by the Legislature to the Business, Consumer Services, and Housing Agency, and would authorize that agency to expend the moneys to fund prescribed matters related to homelessness and affordable housing, including housing and services to prevent and end homelessness. (Based on 05/05/2025 text)

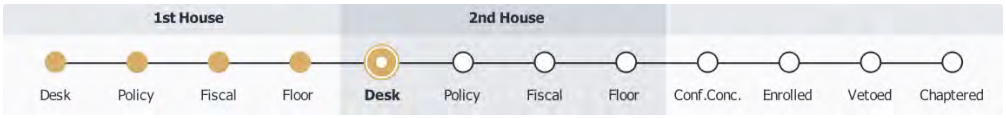
SB 288 **(Seyarto, R) Property taxation: change in ownership: family homes and farms.**

Current Text: 01/22/2026 - Amended **HTML PDF**

Introduced: 02/06/2025

Last Amended: 01/22/2026

Status: 01/27/2026 - Read third time. Passed. (Ayes 40. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.



Location: 01/27/2026 - Assembly DESK

Summary: The California Constitution limits the amount of ad valorem taxes on real property to 1% of the full cash value of that property, defined as the county assessor's valuation of real property as shown on the 1975–76 tax bill and, thereafter, the appraised value of the real property when purchased, newly constructed, or a change in ownership occurs after the 1975 assessment, subject to an annual inflation adjustment not to exceed 2%. Pursuant to constitutional authorization, current property tax law, on and after February 16, 2021, excludes from classification as a change in ownership the purchase or transfer of a family home or family farm, as those terms are defined, of the transferor in the case of a transfer between parents and their children, or between grandparents and their grandchildren if all the parents of those grandchildren are deceased, if the property continues as the family home or family farm of the transferee, as specified. For purposes of the transfer of a family home, that law requires the transfer to be of a principal residence of the transferor and to become the principal residence of the transferee within one year of the transfer. That law also requires the transferee to file for the homeowners' or disabled veterans' exemption within a year of the transfer, as described. This bill would provide that, in the event of a transfer to an eligible transferee as a result of the death of an eligible transferor by an order entered pursuant to specified existing law, the one-year periods described above shall be deemed to commence as of the effective date of the order, as specified. (Based on 01/22/2026 text)

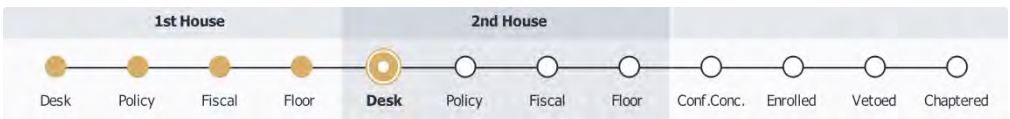
SB 299 **(Cabaldon, D) California Environmental Quality Act: exemption: day care center: family daycare home: zoning.**

Current Text: 01/14/2026 - Amended **HTML PDF**

Introduced: 02/10/2025

Last Amended: 01/14/2026

Status: 01/26/2026 - Read third time. Passed. (Ayes 39. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.



Location: 01/26/2026 - Assembly DESK

Summary: The California Environmental Quality Act (CEQA) requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. Current law exempts specified projects from CEQA, including a project that consists exclusively of a day care center, as defined, that is not located in a residential area. This bill would

exempt from CEQA a project that consists exclusively of a day care center or a family daycare home, as defined, that is located on a parcel of land zoned exclusively for residential use, except as provided. By imposing additional duties on a lead agency to determine the applicability of these exemptions, the bill would impose a state-mandated local program. (Based on 01/14/2026 text)

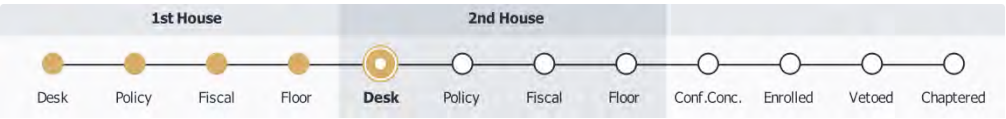
SB 417 **(Cabaldon, D) The Affordable Housing Bond Act of 2026.**

Current Text: 01/22/2026 - Amended **HTML PDF**

Introduced: 02/18/2025

Last Amended: 01/22/2026

Status: 01/27/2026 - Read third time. Urgency clause adopted. Passed. (Ayes 30. Noes 9.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.



Location: 01/27/2026 - Assembly DESK

Summary: Under current law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and downpayment assistance for first-time home buyers. Current law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law and requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks. This bill would enact the Affordable Housing Bond Act of 2026, which, if adopted, would authorize the issuance of bonds in the amount of $10,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance programs to fund affordable rental housing and home ownership programs, including, among others, the Multifamily Housing Program, the CalHome Program, and the Joe Serna, Jr. Farmworker Housing Grant Program. (Based on 01/22/2026 text)

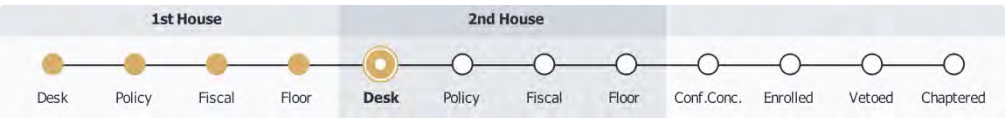
SB 479 **(Arreguín, D) Homeless adult and family multidisciplinary personnel teams.**

Current Text: 01/05/2026 - Amended **HTML PDF**

Introduced: 02/19/2025 (Spot bill)

Last Amended: 01/05/2026

Status: 01/26/2026 - Read third time. Passed. (Ayes 39. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.



Location: 01/26/2026 - Assembly DESK

Summary: Current law authorizes a county to establish a homeless adult and family multidisciplinary personnel team with the goal of facilitating the expedited identification, assessment, and linkage of homeless individuals to housing and supportive services within that county, and to allow provider agencies and members of the personnel team to share confidential information for the purpose of coordinating housing and supportive services to ensure continuity of care. Current law requires the sharing of confidential information to be governed by protocols developed in each county describing how and what information may be shared by the homeless adult and family multidisciplinary personnel team, and requires each county to provide a copy of its protocols to the State Department of Social Services. This bill would additionally authorize a city that is designated as a local health jurisdiction to similarly establish a homeless adult and family multidisciplinary personnel team. (Based on 01/05/2026 text)

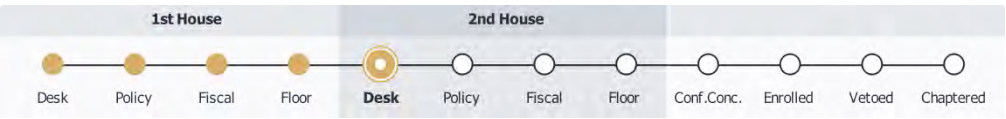
SB 677 **(Wiener, D) Housing development: transit-oriented development.**

Current Text: 01/08/2026 - Amended **HTML PDF**

Introduced: 02/21/2025

Last Amended: 01/08/2026

Status: 01/26/2026 - Read third time. Passed. (Ayes 24. Noes 10.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.



Location: 01/26/2026 - Assembly DESK

Summary: Current law requires that a housing development project, as defined, within a specified distance of a transit-oriented development (TOD) stop, as defined, be an allowed use as a transit-oriented housing development on any site zoned for residential, mixed, or commercial development, if the development complies with certain applicable requirements, as provided. Among these requirements, current law establishes requirements concerning height limits, density, and residential floor area ratio in accordance with a development's proximity to specified tiers of TOD stops, as provided, and requires a development to meet specified labor standards that require that a specified affidavit be signed under penalty of perjury, under specified circumstances. Current law specifies that a development proposed pursuant to these provisions is eligible for streamlined, ministerial approval, as provided. Current law defines, among other terms, the term "high-frequency commuter rail" for purposes of these provisions to mean a commuter rail service operating a total of at least 48 trains per day across both directions, not including temporary service changes of less than one month or unplanned disruptions, and not meeting the standard for very high frequency commuter rail, at any point in the past three years. Current law also defines the term "Tier 2 transit-oriented development stop" for these purposes to mean a TOD stop within an urban transit county, as defined, excluding a Tier 1 transit-oriented development stop, as defined, served by light rail transit, by high-frequency commuter rail, or by bus service meeting specified standards. This bill would revise the definition of "high-frequency commuter rail" to instead mean a public commuter or intercity rail station with a total of at least 48 passenger trains on average per weekday across all directions, not including temporary service changes of less than one month or unplanned disruptions, and not meeting the standard for very high frequency commuter rail, at any point in the past three years. (Based on 01/08/2026 text)

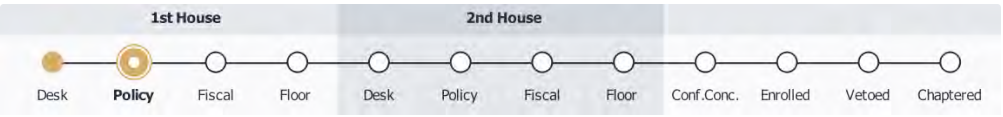
SB 866 **(Blakespear, D) Homeless Housing, Assistance, and Prevention program: housing element.**

Current Text: 03/25/2026 - Amended **HTML PDF**

Introduced: 01/05/2026

Last Amended: 03/25/2026

Status: 04/09/2026 - Set for hearing April 15.



Location: 04/08/2026 - Senate Housing

Summary: The Planning and Zoning Law requires a city or county to adopt a general plan for land use development that includes, among other things, a housing element. Existing law requires the housing element to include, among other things, an assessment of housing needs and an inventory of resources and constraints that are relevant to meeting these needs. Existing law establishes the Homeless Housing, Assistance, and Prevention (HHAP) program for the purpose of providing jurisdictions with grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges, as specified. Existing law provides for the allocation of funding under the program among continuums of care, cities, counties, and tribes in 6 rounds, with rounds 1 to 5, inclusive, administered by the Interagency Council on Homelessness and round 6 administered by the Department of Housing and Community Development, as provided. Existing law establishes round 7 of the program and states the intent of the Legislature to enact future legislation that specifies the parameters, as specified. For a local government that does not receive HHAP funding, this bill would require the assessment to include, among other things, specified data regarding the population of individuals who are unhoused and a description of key actions that will be taken to reduce individuals who are unhoused based on the data. (Based on 03/25/2026 text)

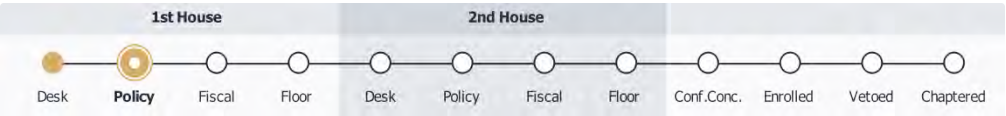
SB 967 **(Blakespear, D) Planning and zoning: housing element: interim housing units: acutely low income households.**

Current Text: 03/26/2026 - Amended **HTML PDF**

Introduced: 02/03/2026

Last Amended: 03/26/2026

Status: 03/26/2026 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on HOUSING.



Location: 02/11/2026 - Senate Housing

Summary: The Planning and Zoning Law requires each county and each city to adopt a comprehensive, long-term general plan for the physical development of that county or city, and specified land outside its boundaries, that includes, among other specified mandatory elements, a housing element. For the 4th and subsequent revisions of the housing element, existing law requires the Department of Housing and Community Development to determine the existing and projected regional housing need, as provided, and requires the appropriate council of governments, or for cities and counties without a council of governments, the department, to adopt a final

regional housing need plan allocating a share of the regional housing need to each city or county, as provided. Existing law requires the housing element to include an analysis of any special housing needs, including, among others, families and persons in need of emergency shelter. Existing law requires a city or county to provide by April 1 of each year an annual report to, among other entities, the department that includes, among other things, the city's or county's progress in meeting its share of regional housing needs, as specified, and number of units approved and disapproved in the prior year. The bill would authorize a city or county that met or exceeded its need for emergency shelter capacity and that provides committed support for interim housing, as defined, to report the number of interim housing units receiving that support that are approved, as specified, as units approved or disapproved for acutely low income households, for purposes of the annual progress report. (Based on 03/26/2026 text)

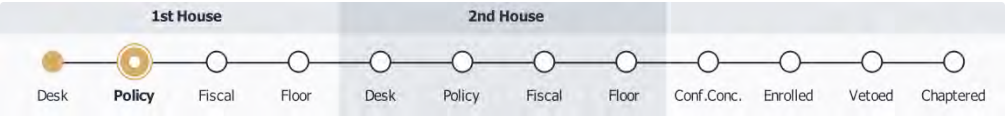
SB 996 **(Padilla, D) Manufactured housing: classification as real property.**

Current Text: 03/19/2026 - Amended **HTML PDF**

Introduced: 02/09/2026

Last Amended: 03/19/2026

Status: 04/01/2026 - April 8 set for first hearing canceled at the request of author.



Location: 03/17/2026 - Senate Revenue and Taxation

Summary: The Mobilehome Parks Act requires the Department of Housing and Community Development to establish regulations for manufactured home, mobilehome, and commercial modular foundation systems. Existing law authorizes a manufactured home, mobilehome, or commercial modular to be installed on a foundation system as either a fixture or improvement to the real property if certain conditions are met. In this regard, existing law requires, among other things, a manufactured home, mobilehome, or commercial modular owner or licensed contractor to obtain a building permit from the appropriate enforcement agency before installing the manufactured home, mobilehome, or commercial modular on a foundation system by, among other things, submitting written evidence acceptable to the enforcement agency that the manufactured home, mobilehome, or commercial modular owner owns, holds title to, or is purchasing the real property where the mobilehome is to be installed on a foundation system. Existing law specifies that a lease held by the owner, that is transferable, for the exclusive use of the real property where the manufactured home, mobilehome, or commercial modular is to be installed, is deemed to comply with that requirement if the lease is for a term of 35 years or more, or if fewer than 35 years, for a term mutually agreed upon by the lessor and lessee, and the term of the lease is not revocable at the discretion of the lessor except for cause, as specified. A willful violation of these provisions is a crime. This bill would specify that the authorization to install a manufactured home, mobilehome, or commercial modular as either a fixture or improvement to the real property applies to permanent foundation systems. The bill would remove the agreements that are deemed to comply the requirement that the owner or contractor provide written evidence that the manufactured home, mobilehome, or commercial modular owner owns, holds title to, or is purchasing the real property where the mobilehome is to be installed. This bill contains other related provisions and other existing laws. (Based on 03/19/2026 text)

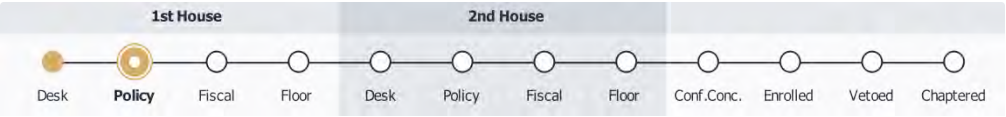
SB 1014 **(Grayson, D) Development projects: preliminary estimate of required improvements: onsite and offsite improvements.**

Current Text: 04/08/2026 - Amended **HTML PDF**

Introduced: 02/10/2026

Last Amended: 04/08/2026

Status: 04/08/2026 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on L. GOV.



Location: 02/18/2026 - Senate Local Government

Summary: The Permit Streamlining Act sets forth various procedures for the review and approval of development project applications, including, among other things, requiring each public agency to compile one or more lists that specify in detail the information that will be required from any applicant for a development project. The act also requires a city, county, or city and county to deem an applicant for a housing development project to have submitted a preliminary application upon providing specified information about the proposed project to the city, county, or city and county from which approval for the project is being sought. This bill would permit a development proponent that submits a preliminary application for a housing development project, as specified, or an application if a preliminary application is not submitted, to include in the preliminary application or application a request for a preliminary estimate of required improvements, as provided. The bill would require a city, county, or

city and county that receives a request under these provisions to provide the preliminary estimate within 30 business days of the submission of the request, as provided. (Based on 04/08/2026 text)

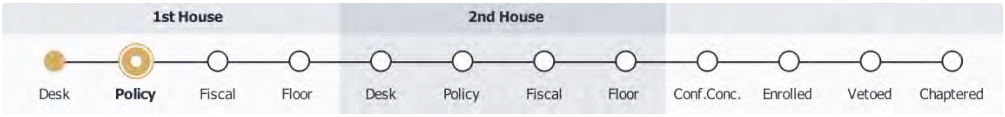
SB 1036 **(Grayson, D) Mitigation Fee Act.**

Current Text: 04/08/2026 - Amended **HTML PDF**

Introduced: 02/11/2026

Last Amended: 04/08/2026

Status: 04/08/2026 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on L. GOV.



Location: 02/18/2026 - Senate Local Government

Summary: The Mitigation Fee Act imposes various requirements with respect to the establishment, increase, or imposition of a fee by a local agency as a condition of approval of a development project, including requiring the local agency to identify the use to which the fee is to be put and determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. Existing law further provides that when a local agency imposes a fee for water connections or sewer connections, or imposes a capacity charge, as defined, those fees or charges shall not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed, except as specified. This bill would require the amount of a fee or charge described above that is imposed on a development project that demolishes or changes an existing use to be offset to account for the demolition or change so that the amount of the fee or charge is attributable only to the development project's incremental impact on public facilities or services, as provided. (Based on 04/08/2026 text)

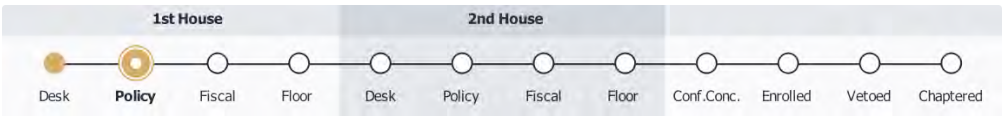
SB 1085 **(Durazo, D) Water supply planning: housing developments.**

Current Text: 04/07/2026 - Amended **HTML PDF**

Introduced: 02/13/2026

Last Amended: 04/07/2026

Status: 04/07/2026 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on N.R. & W.



Location: 02/26/2026 - Senate Natural Resources and Water

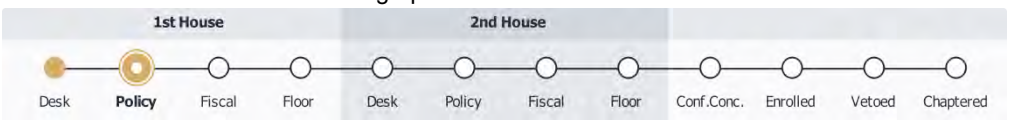
Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to be responsible for determining whether a project is exempt from CEQA and whether an environmental impact report, a negative declaration, or a mitigated negative declaration is required. Existing law requires a city or county that determines a certain type of project is subject to the requirements of CEQA to identify any public water system that may supply water for the project and to request those public water systems to prepare a specified water supply assessment, as provided. This bill would instead require a city or county, upon receipt of a preliminary application for a housing development project that meets certain conditions, or upon deeming a development application for certain projects complete, to make that identification of public water systems. The bill would require a city or county, within 15 days of receiving an application that meets either of the above-mentioned criteria, to request each identified public water system to determine whether the projected water demand associated with the proposed project was included in the most recently adopted urban water management plan. (Based on 04/07/2026 text)

SB 1117 **(Cervantes, D) Accessory dwelling units and junior accessory dwelling units.**

Current Text: 02/17/2026 - Introduced **HTML PDF**

Introduced: 02/17/2026

Status: 04/09/2026 - Set for hearing April 22.

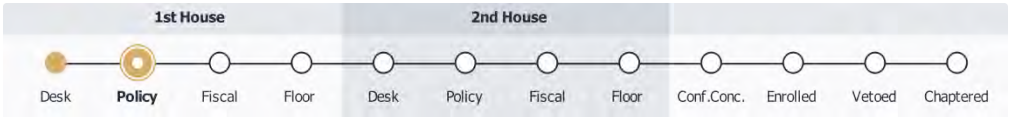


Location: 04/07/2026 - Senate Local Government

Summary: The Planning and Zoning Law provides for the creation by ordinance, or by ministerial approval if the local agency has not adopted an ordinance, of an accessory dwelling unit (ADU) in accordance with specified

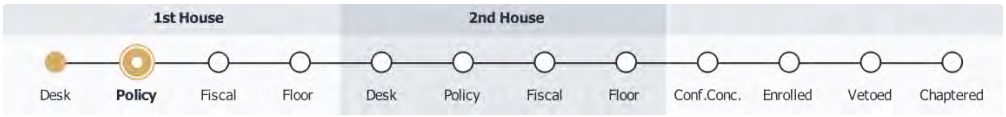
standards and conditions. Current law requires fees charged for the construction of ADUs to be determined in accordance with specified provisions of the Mitigation Fee Act. Current law prohibits a local agency, special district, or water corporation from imposing any impact fee upon the development of an ADU that has 750 square feet of interior livable space or less, and requires any impact fees charged for an ADU that has more than 750 square feet of interior livable space to be charged proportionately in relation to the square footage of the primary dwelling unit. This bill would additionally require the charge to be based only on the area in excess of 750 square feet of interior livable space. By changing the duties of local agencies with regard to calculating fees for ADUs, the bill would impose a state-mandated local program. (Based on 02/17/2026 text)

SB 1196 **(McNerney, D) Accessory dwelling units and junior accessory dwelling units: utility service connections.**
Current Text: 03/23/2026 - Amended **HTML PDF**
Introduced: 02/19/2026
Last Amended: 03/23/2026
Status: 04/09/2026 - Set for hearing April 13.



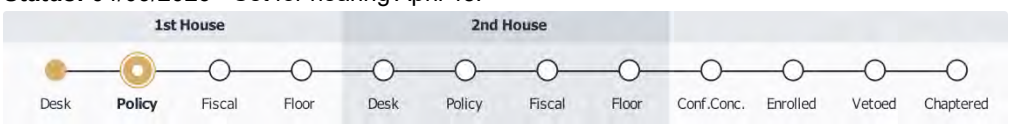
Location: 04/08/2026 - Senate Energy, Utilities and Communications
Summary: The Planning and Zoning Law provides for the creation by ordinance, or by ministerial approval if the local agency has not adopted an ordinance, of an accessory dwelling unit (ADU) or a junior accessory dwelling unit (JADU) in accordance with specified standards and conditions. Existing law authorizes a local agency, special district, or water corporation to require a new or separate utility connection directly between the unit and the utility for certain ADUs, as provided. This bill would require a local agency to post on its internet website or distribute in written form to an applicant a comprehensive list of requirements for utility service connections that may be required for an ADU or JADU and contact information for each of the utilities that provide service in the jurisdiction. (Based on 03/23/2026 text)

SB 1216 **(Cabaldon, D) Planning and Zoning Law: housing leadership designation.**
Current Text: 02/19/2026 - Introduced **HTML PDF**
Introduced: 02/19/2026
Status: 04/09/2026 - Set for hearing April 21.



Location: 03/04/2026 - Senate Housing
Summary: This bill would require the department, on or before July 1 of each year, to publish a list of housing leadership designated jurisdictions on its internet website. To qualify for a housing leadership designation, the bill would require that the jurisdiction have submitted a complete annual progress report for the preceding 5 years and, as applicable, that it meet specified requirements relating to housing production that vary based on whether the jurisdiction is an affordable jurisdiction, an unaffordable jurisdiction, or an extremely unaffordable jurisdiction, as those terms are defined. The bill would also require the department to publish a list of the affordability designation for each jurisdiction that has submitted a complete annual progress report, as provided. The bill would authorize a jurisdiction with a housing leadership designation to take prescribed actions, including to establish by ordinance an exemption or modification of specified provisions of the Planning and Zoning Law. The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities. (Based on 02/19/2026 text)

SB 1258 **(Wiener, D) Streamlined housing approvals: hazardous waste sites.**
Current Text: 03/25/2026 - Amended **HTML PDF**
Introduced: 02/19/2026
Last Amended: 03/25/2026
Status: 04/09/2026 - Set for hearing April 15.



Location: 04/08/2026 - Senate Environmental Quality
Summary: The Planning and Zoning Law, until January 1, 2036, authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined, ministerial approval process,

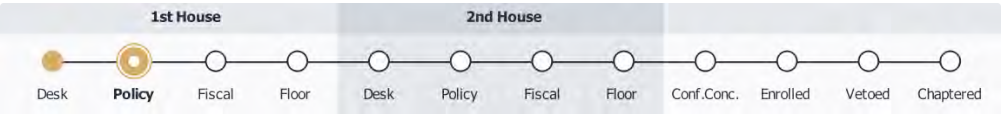
as provided, and not subject to a conditional use permit, if the development satisfies specified objective planning standards. Existing law specifies that a development is consistent with the objective planning standards if there is substantial evidence that would allow a reasonable person to conclude that the development is consistent with the objective planning standards. Existing law prohibits a development subject to these provisions from being located on a hazardous waste site unless certain exceptions apply, including the State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency has otherwise cleared the site for residential use or residential mixed uses. This bill would revise the above-described exception to, instead, authorize a development subject to these provisions to be located on a hazardous waste site if an applicant takes certain actions before the issuance of the first postentitlement phase permit, including, obtaining a determination by the State Department of Public Health, State Water Resources Control Board, regional water quality control boards, Department of Toxic Substances Control, or a local agency that the site is suitable for residential use or residential mixed uses. (Based on 03/25/2026 text)

SB 1317 **(Arreguín, D) Exempt surplus land: locally owned land**

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 04/09/2026 - Set for hearing April 29.



Location: 03/04/2026 - Senate Local Government

Summary: Existing law prescribes requirements for the disposal of surplus land by a local agency. Existing law defines “surplus land” for these purposes to mean land owned in fee simple by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use. Existing law provides that an agency is not required to follow certain requirements for the disposal of surplus land for “exempt surplus land,” as defined. Existing law, the Property and Business Improvement District Law of 1994, authorizes local governmental entities to establish a property and business improvement district to levy assessments on properties and businesses within the district for the purpose of financing certain improvements and promoting activities that benefit property in the district. Existing law requires the California Environmental Protection Agency to identify disadvantaged communities for investment opportunities from the Greenhouse Gas Reduction Fund and for other purposes. This bill would define “exempt surplus land” to include surplus land that is owned by a local agency and is located within a property and business improvement district designated pursuant to the Property and Business Improvement District Law of 1994 and a disadvantaged community identified by the California Environmental Protection Agency pursuant to the above-referenced provisions. (Based on 02/20/2026 text)

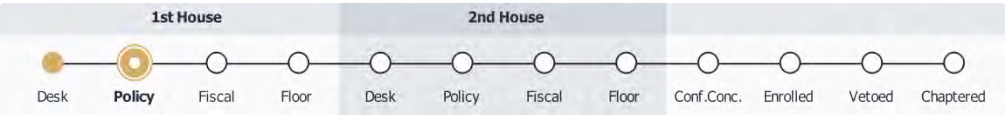
SB 1383 **(Arreguín, D) Housing development: density bonus: incentives or concessions: labor standards.**

Current Text: 03/23/2026 - Amended **HTML PDF**

Introduced: 02/20/2026

Last Amended: 03/23/2026

Status: 04/09/2026 - Set for hearing April 15.



Location: 04/08/2026 - Senate Housing

Summary: The Density Bonus Law requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus, waivers or reductions of development standards, parking ratios, and other incentives or concessions, as specified, if the developer agrees to construct certain types of housing, including, among other types of housing, housing that will include specified percentages of units for rental or sale to lower income households or very low income households, as specified. Existing law requires a city or county to grant incentives or concessions requested by an applicant for a density bonus except under prescribed circumstances. Existing law defines “incentives or concessions” to include, among other things, a reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards, as specified, and regulatory incentives or concessions proposed by the developer or the city or county that result in identifiable and actual cost reductions to provide for affordable housing costs, as specified. This bill would exclude a reduction in site development standards, a modification of zoning code or architectural design requirements, and other regulatory incentives or concessions that include or relate to a labor standard, as defined, from the definition of “incentives or concessions.” (Based on 03/23/2026 text)

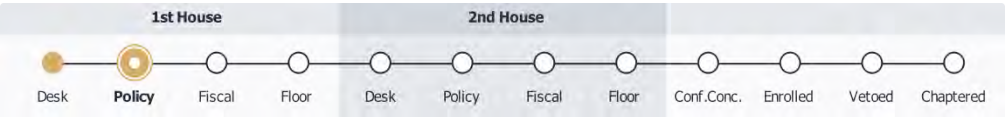
SCR 131 **(Blakespear, D) Housing: unsheltered homelessness.**

Current Text: 04/06/2026 - Amended **HTML PDF**

Introduced: 02/19/2026

Last Amended: 04/06/2026

Status: 04/06/2026 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on HOUSING.



Location: 03/04/2026 - Senate Housing

Summary: Would urge the Governor, relevant state agencies, and all local governments to adopt an urgent and coordinated approach to end and prevent unsheltered homelessness statewide, as specified. (Based on 04/06/2026 text)

Human Resources/Public Sector Employment LAP

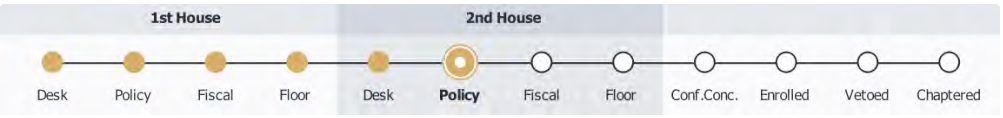
AB 1198 **(Haney, D) Public works: prevailing wages.**

Current Text: 01/22/2026 - Amended **HTML PDF**

Introduced: 02/21/2025

Last Amended: 01/22/2026

Status: 01/29/2026 - Read third time. Passed. Ordered to the Senate. (Ayes 65. Noes 6.) In Senate. Read first time. To Com. on RLS. for assignment.



Location: 01/29/2026 - Senate Rules

Summary: Current law requires that, except as specified, not less than the general prevailing rate of per diem wages, determined by the Director of Industrial Relations, be paid to workers employed on public works projects. Current law requires the body awarding a contract for a public work to obtain from the director the general prevailing rate of per diem wages for work of a similar character in the locality in which the public work is to be performed, and the general prevailing rate of per diem wages for holiday and overtime work, for each craft, classification, or type of worker needed to execute the contract. Under current law, if the director determines during any quarterly period that there has been a change in any prevailing rate of per diem wages in a locality, the director is required to make that change available to the awarding body and their determination is final. Under current law, that determination does not apply to public works contracts for which the notice to bidders has been published. This bill would instead state, commencing July 1, 2027, that if the director determines, within a semiannual period, that there is a change in any prevailing rate of per diem wages in a locality, that determination applies to any public works contract that is awarded or for which notice to bidders is published after July 1, 2027. The bill would authorize any contractor, awarding body, or specified representative affected by a change in rates on a particular contract to, within 20 days, file with the director a verified petition to review the determination of that rate, as specified. The bill would require the director to, upon notice to the interested parties, initiate an investigation or hold a hearing, and, within 20 days after the filing of that petition, except as specified, make a final determination and transmit the determination in writing to the awarding body and to the interested parties. (Based on 01/22/2026 text)

AB 1383 **(McKinnor, D) Public employees' retirement benefits: safety members.**

Current Text: 01/22/2026 - Amended **HTML PDF**

Introduced: 02/21/2025

Last Amended: 01/22/2026

Status: 01/29/2026 - Read third time. Passed. Ordered to the Senate. (Ayes 70. Noes 2.) In Senate. Read first time. To Com. on RLS. for assignment.

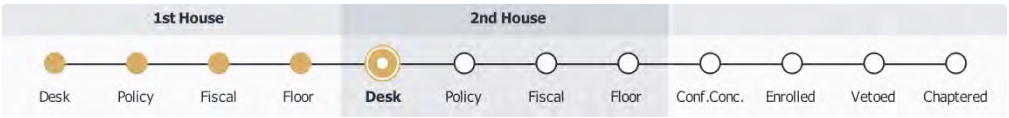


Location: 01/29/2026 - Senate Rules

Summary: The California Public Employees' Pension Reform Act of 2013 (PEPRA) establishes a variety of requirements and restrictions on public employers offering defined benefit pension plans. In this regard, PEPRA restricts the amount of compensation that may be applied for purposes of calculating a defined pension benefit for a new member, as defined, by restricting it to specified percentages of the contribution and benefit base under a

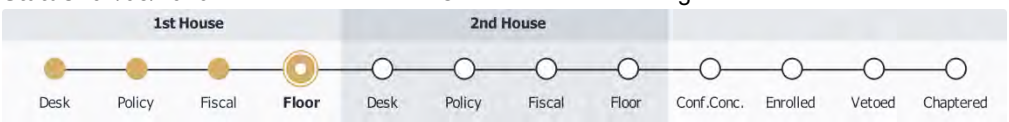
specified federal law with respect to old age, survivors, and disability insurance benefits. The Teachers' Retirement Law establishes the State Teachers' Retirement System (STRS) and creates the Defined Benefit Program of the State Teachers' Retirement Plan, which provides a defined benefit to members of the program, based on final compensation, creditable service, and age at retirement, subject to certain variations. This bill, on and after January 1, 2027, would require a retirement system subject to PEPRA to adjust pensionable compensation limits to be consistent with specified percentages of the contribution and benefit base under the specified federal law with respect to old age, survivors, and disability insurance benefits. The bill would require a new member of STRS to be subject to specified limits of the Teachers' Retirement Law. (Based on 01/22/2026 text)

SB 342 **(Umberg, D) Contractors: unlicensed work.**
Current Text: 01/05/2026 - Amended **HTML PDF**
Introduced: 02/12/2025 (Spot bill)
Last Amended: 01/05/2026
Status: 01/26/2026 - Read third time. Passed. (Ayes 39. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.



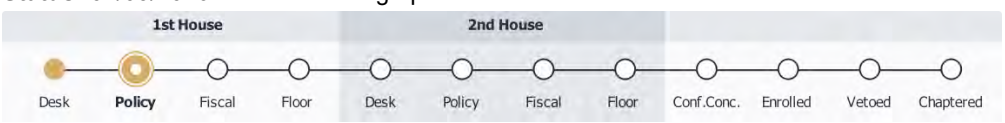
Location: 01/26/2026 - Assembly DESK
Summary: Current law prohibits a person engaging in the business or acting in the capacity of a contractor from recovering compensation for work performed that requires a contractor's license unless the person was a duly licensed contractor at all times during the performance of the act or contract, except as specified. This bill would instead allow that person to recover compensation for that work if the person was a duly licensed contractor at the time the contract was executed and during the portion of the times of the performance of that act or contract for which they are seeking to recover compensation. (Based on 01/05/2026 text)

SB 1159 **(Cabaldon, D) Artificial intelligence: transparency and governance.**
Current Text: 03/25/2026 - Amended **HTML PDF**
Introduced: 02/18/2026
Last Amended: 03/25/2026
Status: 04/08/2026 - Read second time. Ordered to third reading.



Location: 04/08/2026 - Senate THIRD READING
Summary: The California Constitution provides that people have the right of access to information concerning the conduct of the people's business. Various provisions of existing law, including the California Public Records Act, the Bagley-Keene Open Meeting Act, and the Ralph M. Brown Act, provide, with some exceptions, for public access to government records and meetings of government bodies. Among those acts, the California Public Records Act defines "person" to include any natural person, corporation, partnership, limited liability company, firm, or association. This bill would specify that, for purposes of the California Public Records Act, the Bagley-Keene Open Meeting Act, the Ralph M. Brown Act, the Political Reform Act of 1974, the Administrative Procedure Act, and the California Environmental Quality Act (CEQA), "person," "interested person," "participant," "member of the public," as applicable, and any other similar terms under each act referring to those who may engage with governmental agencies, do not include artificial intelligence, as defined, systems, autonomous agents, robots, or other nonhuman entities, whether physical or digital. The bill would make findings and declarations related to these provisions. (Based on 03/25/2026 text)

SB 1371 **(Durazo, D) Solid waste handling services: labor dispute.**
Current Text: 02/20/2026 - Introduced **HTML PDF**
Introduced: 02/20/2026
Status: 04/09/2026 - Set for hearing April 22.



Location: 03/04/2026 - Senate Local Government

Summary: Current law contains various provisions relating to franchise agreements between a local jurisdiction and a service provider for the provision of services such as utilities, waste hauling, and cable television. This bill would prohibit any franchise contracts, licenses, or permits for solid waste handling services, as defined, entered into or substantially amended, as defined, by a local agency on or after January 1, 2027, from including a force majeure provision that excuses or suspends the service provider's obligation to perform under the franchise contract, license, or permit in the event of a work stoppage arising out of or in connection with a labor dispute, as defined. The bill would also provide that any force majeure provision in a franchise contract, license, or permit for solid waste handling services that excuses or suspends performance due to a work stoppage arising out of or in connection with a labor dispute is void and unenforceable, regardless of the date on which the contract, license, or permit was entered into. By imposing new duties on local governments with respect to the franchise contracts, licenses, or permits for solid waste handling services, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 02/20/2026 text)

Local Representative Legislation

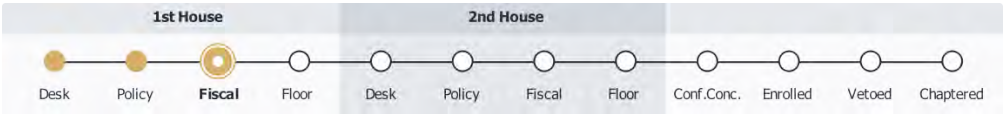
AB 1564 **(Ahrens, D) Employer-employee relations: confidential communications.**

Current Text: 02/25/2026 - Amended **HTML PDF**

Introduced: 01/12/2026

Last Amended: 02/25/2026

Status: 03/18/2026 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 6. Noes 0.) (March 18). Re-referred to Com. on APPR.



Location: 03/18/2026 - Assembly Appropriations

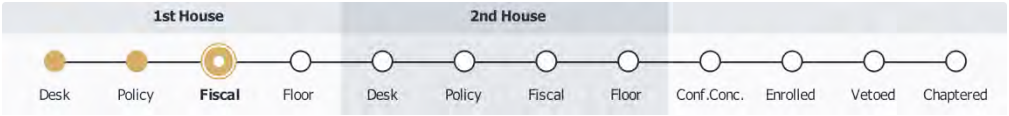
Summary: Current law that governs the labor relations of public employees and employers, including, among others, the Meyers-Milias-Brown Act, the Ralph C. Dills Act, provisions relating to public schools, and provisions relating to higher education prohibits employers from taking certain actions relating to employee organization, including imposing or threatening to impose reprisals on employees, discriminating or threatening to discriminate against employees, or otherwise interfering with, restraining, or coercing employees because of their exercise of their guaranteed rights. Those provisions of existing law further prohibit denying to employee organizations the rights guaranteed to them by existing law. This bill would prohibit a public employer from questioning a public employee, a representative of a recognized employee organization, or an exclusive representative regarding communications made in confidence between an employee and an employee representative in connection with representation relating to any matter within the scope of the recognized employee organization's representation. (Based on 02/25/2026 text)

AB 1599 **(Ahrens, D) Public transit: California Transit Stop Registry: transit datasets.**

Current Text: 01/16/2026 - Introduced **HTML PDF**

Introduced: 01/16/2026

Status: 03/24/2026 - Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. (Ayes 16. Noes 0.) (March 23). Re-referred to Com. on APPR.



Location: 03/23/2026 - Assembly Appropriations

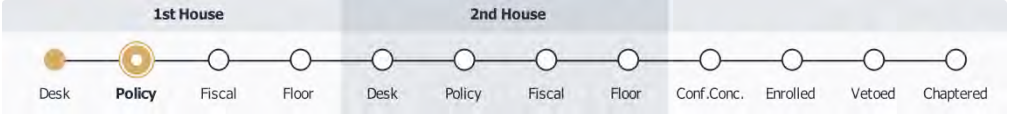
Summary: Would require the Department of Transportation to create, on or before December 31, 2026, the California Transit Stop Registry as a centralized, statewide dataset of standardized information regarding transit stops that includes, but is not limited to, each transit stop's name, location, available amenities, and unique identifier, as specified. (Based on 01/16/2026 text)

AB 1649 **(Ahrens, D) Medi-Cal: monthly maintenance amount: personal and incidental needs.**

Current Text: 01/28/2026 - Introduced **HTML PDF**

Introduced: 01/28/2026

Status: 02/09/2026 - Referred to Com. on HEALTH.



Location: 02/09/2026 - Assembly Health

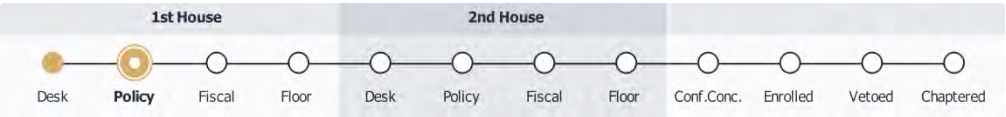
Summary: Qualified individuals under the Medi-Cal program include medically needy persons and medically needy family persons who meet the required eligibility criteria, including applicable income requirements. Current law requires the State Department of Health Care Services to establish income levels for maintenance need at the lowest levels that reasonably permit a medically needy person to meet their basic needs for food, clothing, and shelter, and for which federal financial participation will still be provided under applicable federal law. In calculating the income of a medically needy person in a medical institution or nursing facility, or a person receiving institutional or noninstitutional services from a Program of All-Inclusive Care for the Elderly organization, the required monthly maintenance amount includes an amount providing for personal and incidental needs in the amount of not less than $35 per month while a patient. Current law authorizes the department to increase, by regulation, this amount as necessitated by increasing costs of personal and incidental needs. This bill would increase the monthly maintenance amount for personal and incidental needs from $35 to $50, and would require that the amount be increased annually, as specified. The bill would make these changes subject to receipt of necessary federal approvals. (Based on 01/28/2026 text)

AB 1674 **(Ahrens, D) Food Affordability Act.**

Current Text: 02/02/2026 - Introduced **HTML PDF**

Introduced: 02/02/2026

Status: 04/07/2026 - In committee: Set, first hearing. Hearing canceled at the request of author.



Location: 03/25/2026 - Assembly Housing and Community Development

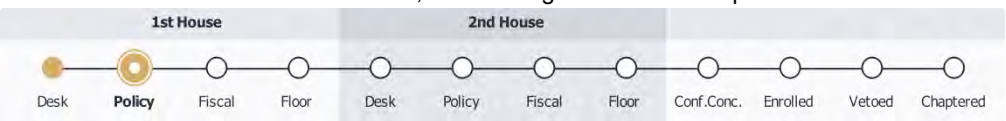
Summary: Current law creates the Office of Farm to Fork within the Department of Food and Agriculture, and requires the office, to the extent that resources are available, to work with various entities, as prescribed, to increase the amount of agricultural products available to underserved communities and schools in the state. Current law requires the office, among other things, to identify distribution barriers that affect limited food access and work to overcome those barriers through various actions and to coordinate with school districts and representatives to increase the nutritional profile of foods provided in schools. This bill, the Food Affordability Act, would create the Food Desert Elimination Grant Program under the administration of the department to expand access to healthy foods in food deserts, as defined, and areas at risk of becoming food deserts, by providing grants to developers and grocery store operators, as specified. The bill would create the Food Desert Elimination Fund and would authorize the department, upon appropriation by the Legislature, to expend moneys in the fund for the purpose of the program. The bill would authorize the department to collect nonstate, federal, and private moneys for the purpose of the program, require those moneys to be deposited into the California Equitable Food Access Account within the Food Desert Elimination Fund, which the bill would create, and continuously appropriate those moneys to the department for the purpose of the program. The bill would authorize the department to award grants for specified purposes to developers or grocery store operators seeking to locate grocery stores in food deserts or to existing grocery stores located in food deserts. (Based on 02/02/2026 text)

AB 1690 **(Ahrens, D) Personal Income Tax Law: young child tax credit.**

Current Text: 02/03/2026 - Introduced **HTML PDF**

Introduced: 02/03/2026

Status: 03/16/2026 - In committee: Set, first hearing. Referred to suspense file.



Location: 03/16/2026 - Assembly REV. & TAX SUSPENSE FILE

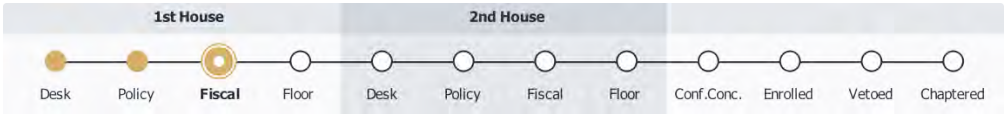
Summary: The Personal Income Tax Law allows various credits against the taxes imposed by that law, including a young child tax credit to a qualified taxpayer in a specified amount multiplied by the earned income tax credit adjustment factor, as provided. That law also allows a payment from the continuously appropriated Tax Relief and Refund Account for an amount in excess of tax liability. Current law defines “qualified taxpayer” for this purpose to include an eligible individual, as defined, who has a qualifying child, defined to be a child younger than 6 years of age as of the last day of the taxable year, and who meets other specified criteria. This bill, for taxable years beginning on or after January 1, 2026, would instead define a “qualifying child” to mean a child younger than a specified age as of the last day of the taxable year, as described. (Based on 02/03/2026 text)

AB 1831 **(Ahrens, D) California State University: employees and contractors: compensation restrictions.**

Current Text: 02/11/2026 - Introduced **HTML PDF**

Introduced: 02/11/2026

Status: 03/18/2026 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 8. Noes 1.) (March 17). Re-referred to Com. on APPR.



Location: 03/17/2026 - Assembly Appropriations

Summary: Current law requires the Trustees of the California State University to establish and adjust the salaries and classifications of all academic, nonacademic, and administrative positions. This bill would prohibit the trustees from establishing or adjusting the compensation of an administrator, manager, contractor, or other employee who is not represented by an employee organization to an amount that exceeds 125% of the compensation of the Governor. The bill would also prohibit the trustees, for any fiscal year in which the trustees authorize an increase in student tuition, from increasing the compensation of the employees identified above. The bill would require the trustees, on or before July 1, 2027, to repeal a resolution approving executive compensation at the November 2025 meeting of the trustees. (Based on 02/11/2026 text)

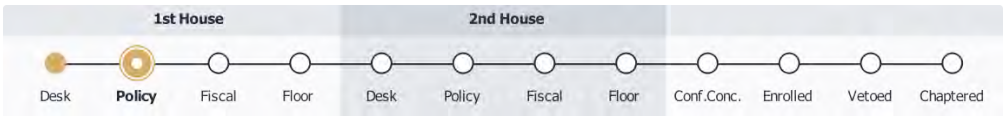
AB 1961 **(Ahrens, D) Civil actions: protective orders: workplace violence.**

Current Text: 03/27/2026 - Amended **HTML PDF**

Introduced: 02/13/2026

Last Amended: 03/27/2026

Status: 04/09/2026 - From committee: Do pass and re-refer to Com. on JUD. with recommendation: To Consent Calendar. (Ayes 7. Noes 0.) (April 8). Re-referred to Com. on JUD.



Location: 04/08/2026 - Assembly Judiciary

Summary: Existing law authorizes an employer or collective bargaining representative of an employee who has suffered harassment, unlawful violence, or a credible threat of violence from any individual, to seek a workplace violence restraining order on behalf of the employee and, at the discretion of the court, any number of other employees at the workplace or at other workplaces of the employer. Existing law authorizes one or more representative parties to bring suit for the benefit of a class of parties if the question is one of a common or general interest, of many persons, or when the parties are numerous, and it is impracticable to bring them all before the court. This bill contains other existing laws. (Based on 03/27/2026 text)

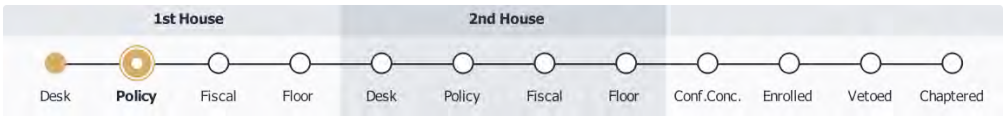
AB 2005 **(Ahrens, D) Housing developments: urban lot split: owner-occupancy.**

Current Text: 04/09/2026 - Amended **HTML PDF**

Introduced: 02/17/2026

Last Amended: 04/09/2026

Status: 04/09/2026 - Read second time and amended.



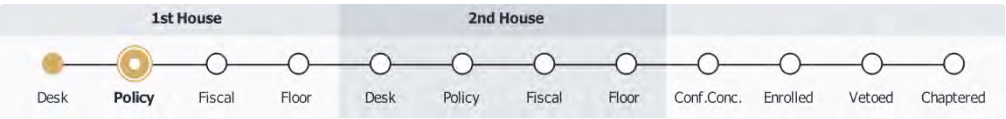
Location: 04/08/2026 - Assembly Local Government

Summary: Under the Planning and Zoning Law, the legislative body of a city or county may adopt ordinances that, among other things, regulate the use of buildings, structures, and land, as provided. The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps. Existing law requires a local agency to ministerially approve a parcel map for an urban lot split if the development or parcel meets specified requirements. Existing law requires the local agency to require an applicant for an urban lot split to sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of 3 years from the date of the approval of the urban lot split. Existing law authorizes a local agency to adopt an ordinance to implement these provisions, as provided. This bill would require the local agency to require an applicant to either sign the above-described affidavit requiring owner-occupancy or for the applicant to require, as a condition of sale to a homebuyer, that all one of the units on both parcels of an urban lot split remain owner occupied for 3 years, beginning on the date a parcel or unit is conveyed by the applicant to a homebuyer. By increasing the duties of local agencies, the bill would impose a state-mandated local program. (Based on 04/09/2026 text)

AB 2231 **(Ahrens, D) California Environmental Quality Act: hospital projects.**

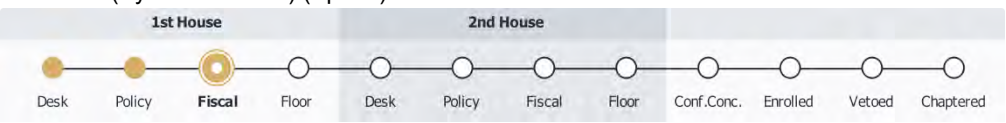
Current Text: 03/23/2026 - Amended **HTML PDF**

Introduced: 02/19/2026
Last Amended: 03/23/2026
Status: 03/24/2026 - Re-referred to Com. on NAT. RES.



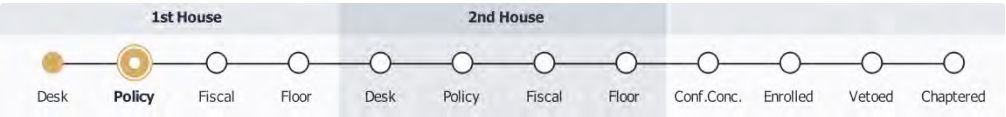
Location: 03/23/2026 - Assembly Natural Resources
Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. This bill would exempt from CEQA hospital projects, as defined, located in the City of Emeryville or City of Santa Clara. The bill would, before a lead agency determines that a hospital project is exempt from CEQA, require a project applicant to certify to the lead agency that the project complies with certain labor requirements. (Based on 03/23/2026 text)

AB 2347 **(Ahrens, D) Commission on Peace Officer Standards and Training: hate crime training and guidelines.**
Current Text: 02/19/2026 - Introduced **HTML PDF**
Introduced: 02/19/2026
Status: 04/08/2026 - From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 9. Noes 0.) (April 7). Re-referred to Com. on APPR.



Location: 04/08/2026 - Assembly Appropriations
Summary: Current law defines a “hate crime” as a criminal act committed, in whole or in part, because of actual or perceived characteristics of the victim, including, among other things, race, religion, disability, and sexual orientation. Current law requires the Commission on Peace Officer Standards and Training (POST), in consultation with specified subject-matter experts, to develop guidelines and a course of instruction and training for law enforcement officers addressing hate crimes. Beginning January 1, 2027, this bill would require POST to conduct a comprehensive review of existing hate crimes training programs, as specified. The bill would require the review to be completed by January 1, 2028. The bill would require POST to, by July 1, 2028, adopt evidence-based training requirements to address the gaps identified in the review regarding the prevention, identification, and investigation of hate crimes. (Based on 02/19/2026 text)

AB 2391 **(Ahrens, D) Health care: workforce training programs.**
Current Text: 04/09/2026 - Amended **HTML PDF**
Introduced: 02/20/2026
Last Amended: 04/09/2026
Status: 04/09/2026 - Read second time and amended.



Location: 04/07/2026 - Assembly Higher Education
Summary: The Song-Brown Health Care Workforce Training Act declares the intent of the Legislature to increase the number of students and residents receiving quality education and training in specified primary care specialties and as primary care physician’s assistants, primary care nurse practitioners, and registered nurses. This bill would require the Department of Health Care Access and Information to maintain a New Nursing Graduate Support and Placement Program to award program grants to community college associate degree of nursing programs, through which support grants would be awarded to recent graduates for loan repayment assistance, relocation, transportation, housing assistance, childcare, and other financial support. The bill would specify grant eligibility criteria for community colleges and recent graduates. The bill would require the department to consider labor standards of hospital sites that employ support grant applicants when determining grant distribution. Implementation of these provisions would be contingent upon appropriation by the Legislature. (Based on 04/09/2026 text)

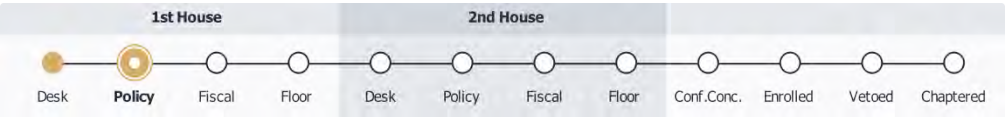
AB 2485 (Ahrens, D) **Bureau of Security and Investigative Services: private investigators: client service agreements.**

Current Text: 03/16/2026 - Amended **HTML PDF**

Introduced: 02/20/2026

Last Amended: 03/16/2026

Status: 03/17/2026 - Re-referred to Com. on B. & P.



Location: 03/09/2026 - Assembly Business and Professions

Summary: the Private Investigator Act, requires the Director of Consumer Affairs to administer and enforce its provisions relating to the licensure and regulation of private investigators, and imposes certain duties on the bureau in this regard. Existing law makes a violation of the act, as specified, a crime. Existing law requires an agreement to provide services pursuant to those provisions to, among other things, be in writing. Existing law requires the initial client service agreement and any amendment, addendum, or other modification to the agreement to be legible and clearly indicate any other document incorporated into it. This bill would require a licensee to provide a copy of the initial client service agreement and any amendment, addendum, or other modification to the agreement in the preferred language of the client if the client primarily speaks a language other than English. The bill would specify that a violation of that provision is not a crime under the act. (Based on 03/16/2026 text)

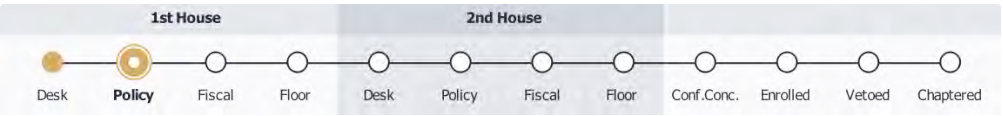
AB 2487 (Ahrens, D) **Artificial intelligence: education and workforce development.**

Current Text: 03/19/2026 - Amended **HTML PDF**

Introduced: 02/20/2026

Last Amended: 03/19/2026

Status: 04/07/2026 - In committee: Set, first hearing. Hearing canceled at the request of author.



Location: 03/19/2026 - Assembly Higher Education

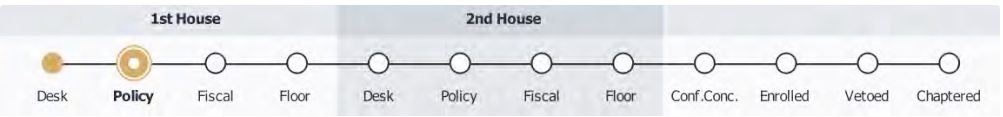
Summary: Existing law establishes the California Community Colleges, under the administration of the Board of Governors of the California Community Colleges, as one segment of public postsecondary education in the state. Existing law establishes community college districts throughout the state, and authorizes them to provide instruction at the campuses they operate and maintain. Existing law establishes the California Online Community College, under the administration of the board of governors, for specified purposes, and requires the college to develop a Research and Development Unit to, among other things, focus on using technology, data science, behavioral science, machine learning, and artificial intelligence to build out student supports. This bill would enact the Artificial Intelligence Education and Workforce Development Act to accomplish specified goals, including, among others, empowering and supporting community college instructors in using and deploying artificial intelligence (AI) responsibly in administrative and classroom settings, and strengthening the state's AI and technology workforce pipeline by upskilling and educating all workers so they can benefit from AI. This bill would require the California Community Colleges, upon appropriation by the Legislature, to, among other things, develop and disseminate to community college districts statewide guidance on the use of AI in community colleges, explore, facilitate, and support specified partnerships to develop and implement AI literacy and skills development initiatives, support the integration of AI literacy into the preparation and ongoing professional development of community college instructors, and establish a pilot program encouraging integration and adoption of AI tools in community college classrooms, as specified. (Based on 03/19/2026 text)

AB 2511 (Ahrens, D) **Behavioral Health Provider Comparable Worth Study.**

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 04/09/2026 - Coauthors revised. From committee: Do pass and re-refer to Com. on HEALTH. (Ayes 5. Noes 2.) (April 8). Re-referred to Com. on HEALTH.



Location: 04/08/2026 - Assembly Health

Summary: Existing law establishes the Department of Industrial Relations in the Labor and Workforce Development Agency and provides that one of the functions of the department is to foster, promote, and develop

the welfare of the wage earners of California, to improve their working conditions, and to advance their opportunities for profitable employment. This bill would require the department, in consultation with the Department of Managed Health Care, the Department of Insurance, the Department of Health Care Access and Information, and the Office of Health Care Affordability, to conduct a comparable worth study to examine and compare compensation and reimbursement for behavioral health providers with compensation and reimbursement for similarly situated medical-surgical providers. The bill would require the study to analyze compensation and reimbursement across specified payment flows, including payments made by health care service plans and health insurers directly to behavioral health providers and medical-surgical providers, and payments made to intermediaries and health systems for behavioral health services and medical-surgical services. The bill would require the department to take certain actions in conducting the study, including developing a methodology for determining which behavioral health provider roles are comparable to which medical-surgical provider roles. (Based on 02/20/2026 text)

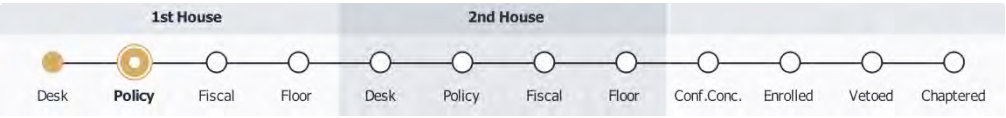
AB 2756 **(Ahrens, D) Medi-Cal: vision services: performance measures.**

Current Text: 03/02/2026 - Amended **HTML PDF**

Introduced: 02/20/2026

Last Amended: 03/02/2026

Status: 03/03/2026 - Re-referred to Com. on HEALTH.



Location: 03/02/2026 - Assembly Health

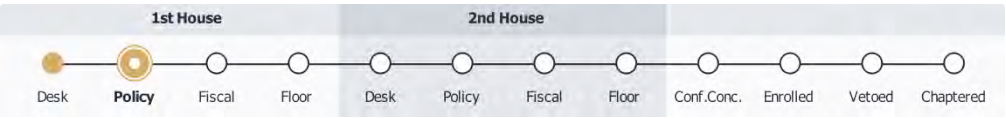
Summary: Existing law establishes the Medi-Cal program, which is administered by the State Department of Health Care Services and under which qualified low-income individuals receive health care services. The Medi-Cal program is in part governed by, and funded pursuant to, federal Medicaid program provisions. Under existing law, certain vision care benefits are covered under the Medi-Cal program, relating to, among other things, optometric and optician services and eyeglasses, as specified. This bill would require the department to establish a list of performance measures to ensure that the vision services under the Medi-Cal program meet quality and access criteria. The bill would require that the performance measures be designed to evaluate utilization, access, and availability of Medi-Cal vision services. The bill would require certain information within the performance measures, relating to providers, examinations, and complaints, among other factors. The bill would require the department, when evaluating performance measures, to consider certain criteria, including trended data and other state performance and quality measures. (Based on 03/02/2026 text)

AB 2764 **(Ahrens, D) Extended foster care.**

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 03/16/2026 - Referred to Com. on HUM. S.



Location: 03/16/2026 - Assembly Human Services

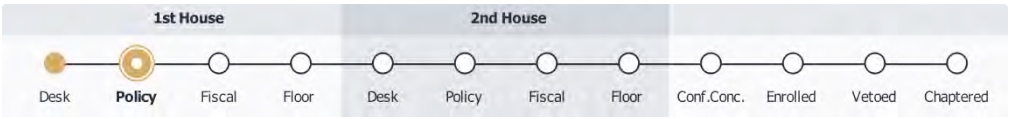
Summary: Existing law, the California Fostering Connections to Success Act, revises and expands the scope of various programs relating to the provision of cash assistance and other services to and for the benefit of certain foster and adopted children, and other children who have been placed in out-of-home care, including children who receive Aid to Families with Dependent Children-Foster Care (AFDC-FC), Adoption Assistance Program (AAP), California Work Opportunity and Responsibility to Kids (CalWORKs), and Kinship Guardianship Assistance Payment (Kin-GAP) benefits. Among other provisions, the act extends to nonminor dependents up to 21 years of age the jurisdiction of the juvenile court over a dependent, and specified foster care benefits if specified education or employment requirements are met, including that the nonminor is completing secondary education or a program leading to an equivalent credential or employed for at least 80 hours per month. This bill would prohibit a nonminor dependent from being denied eligibility for, or have eligibility terminated from, the above-described extended foster care benefits for failure to meet education or employment participation requirements that exceed the previously described education or employment requirements. (Based on 02/20/2026 text)

AB 2765 **(Ahrens, D) CalFresh and CalWORKs: childhood hunger and foster youth.**

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 03/16/2026 - Referred to Com. on HUM. S.



Location: 03/16/2026 - Assembly Human Services

Summary: Existing federal law establishes the Supplemental Nutrition Assistance Program (SNAP), known in California as CalFresh, under which supplemental nutrition assistance benefits allocated to the state by the federal government are distributed to eligible individuals by each county. This bill would specify that an ABAWD participant includes a parent or other member of a household with responsibility for a dependent child 14 years of age or older as a result of the above-described federal law. The bill would also require the department to seek a federal waiver to protect the most vulnerable foster youth from experiencing hunger as a result of the cuts to their assistance. The bill would require that the waiver request that specified categories of foster youth be exempted from any cuts to their SNAP benefits as a result of the new SNAP time limit for this population. This bill contains other related provisions and other existing laws. (Based on 02/20/2026 text)

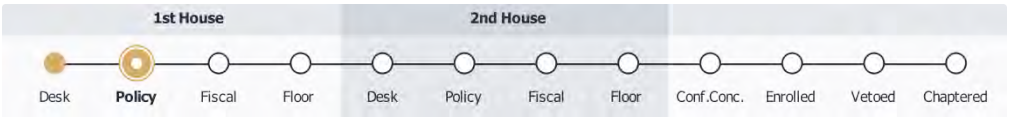
AB 2766 **(Ahrens, D) Public postsecondary education: student housing: foster youth and homeless youth.**

Current Text: 04/08/2026 - Amended **HTML PDF**

Introduced: 02/20/2026

Last Amended: 04/08/2026

Status: 04/09/2026 - Re-referred to Com. on HIGHER ED.



Location: 03/16/2026 - Assembly Higher Education

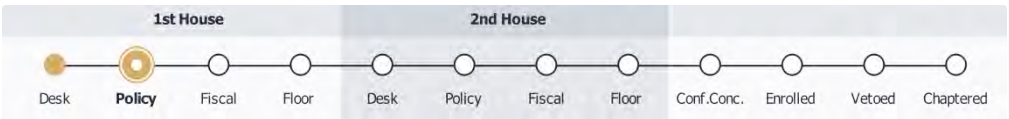
Summary: The NextUp program authorizes the office of the Chancellor of the California Community Colleges to enter into agreements with community college districts to provide, and allocate to selected community colleges within a community college district, funds for services in support of postsecondary education for foster youth. Existing law requires a student participant in the program to be a current or former foster youth whose dependency was established or continued by a court on or after the youth's 13th birthday and who is no older than 25 years of age at the commencement of the academic year in which the student first enrolls in the program. Existing law requires the California State University and each community college district, and requests the University of California, with respect to each campus in their respective jurisdictions that administers a priority enrollment system, to grant priority in that system to, among others, foster youth and former foster youth whose dependency was established or continued by a court on or after the youth's 13th birthday and who is no older than 25 years of age at the commencement of the academic year. This bill would extend the requirement and request for priority enrollment to current or former foster youth whose dependency was established or continued by a court on or after the youth's 13th birthday and who is older than 25 years of age so long as they are enrolled in the NextUp program. (Based on 04/08/2026 text)

AB 2767 **(Ahrens, D) Juveniles: family finding.**

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 03/16/2026 - Referred to Coms. on HUM. S. and JUD.



Location: 03/16/2026 - Assembly Human Services

Summary: Existing law requires a county social worker to investigate the circumstances of each child taken into temporary custody by a peace officer under specified circumstances. Existing law requires the social worker to conduct an investigation, within 30 days of the child's removal, to identify and locate adult relatives of the child, as specified, and to provide them with a notification that the child has been removed from the custody of the child's parents, guardians, or Indian custodian, and an explanation of the various options to participate in the care and placement of the child. Existing law requires a social worker to use due diligence in investigating the names and locations of relatives, and defines "due diligence" to include family finding, as specified. This bill would additionally require that a social worker's investigation under these provisions be conducted within 30 days of when a child has been accepted for services, as defined, by a county child welfare or probation department. The bill would specify that family finding activities include conducting outreach to identified relatives and kin and would require social workers to notify the relatives and kin of specified information, including services and support available to relatives and kin. The bill would require family finding activities to be conducted throughout the life of a case unless discontinued because of specified circumstances, including that a child is in a preadoptive placement and adoption proceedings have been commenced. The bill would require the disclosure of certain information to

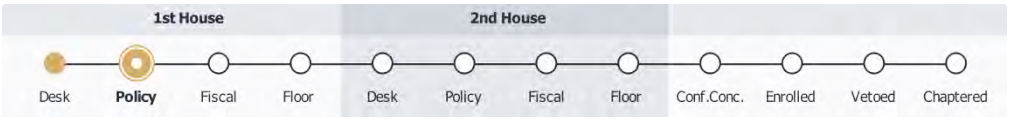
identified relatives and kin, and would authorize disclosure of certain information after verification of the relationship to the child or youth and determination that sharing of the information would be in the best interest of the child, as specified. The bill would set forth requirements for county personnel to make the authorized disclosures and would set forth standards for use of social media for outreach to relatives and kin. The bill would require the State Department of Social Services to develop training for county personnel on the above-described requirements and would require all county child welfare and probation personnel who conduct family finding activities to complete the training within 180 days of the training becoming available or within 60 days of assignment to family finding duties, whichever is later. This bill contains other related provisions and other existing laws. (Based on 02/20/2026 text)

AB 2768 **(Ahrens, D) Student financial aid: deferment of fees and costs: foster youth.**

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 03/16/2026 - Referred to Com. on HIGHER ED.



Location: 03/16/2026 - Assembly Higher Education

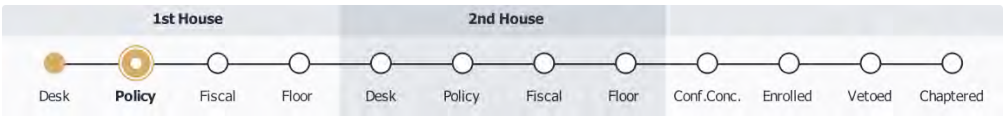
Summary: Current law establishes the California Community Colleges, the California State University, the University of California, independent institutions of higher education, and private postsecondary educational institutions as the segments of postsecondary education in the state. Existing law establishes various programs that provide financial aid to students attending institutions in each of the segments. This bill would require the California State University, community college districts, and private postsecondary educational institutions and independent institutions of higher education that receive state financial assistance to, and would request the University of California to, defer the unpaid portion of enrollment fees and costs for a student that is a foster youth or former foster youth, as defined, upon the student's initial enrollment at the postsecondary educational institutional until the student has received an initial disbursement of the student's financial aid award, as provided. By imposing new duties on community college districts, the bill would impose a state-mandated local program. (Based on 02/20/2026 text)

AB 2769 **(Ahrens, D) Adoption Assistance Program: eligibility.**

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 03/16/2026 - Referred to Com. on HUM. S.



Location: 03/16/2026 - Assembly Human Services

Summary: Existing law establishes the Adoption Assistance Program (AAP) for the purpose of benefiting children residing in foster homes by providing the stability and security of permanent homes. Under existing law, a child is eligible for AAP benefits if they meet, among other requirements, an age requirement wherein the child is (1) under 18 years of age, (2) under 21 years of age with a mental or physical handicap, or (3) under 21 years of age, has attained 16 years of age before the adoption assistance agreement became effective, and one or more of specified conditions are met. This bill would add a 4th age eligibility category for a nonminor who is 18 years of age, is under an adoption assistance agreement that became effective before the nonminor's 16th birthday, was, prior to attaining 18 years of age, attending high school or the equivalent level of vocational or technical training on a full-time basis or pursuing a high school equivalency certificate, continues in such attendance, continues to reside with the adoptive parent, and remains otherwise eligible. This bill would make that nonminor age eligible until the date of completion of the program they are attending or the nonminor's 19th birthday, whichever occurs first. The bill would, to the extent that federal financial participation is unavailable for adoption assistance payments continued pursuant to this eligibility expansion, require the department to ensure that state-realigned funding is available for those payments, as specified. By expanding eligibility of a county-administered program, thereby imposing duties on counties, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 02/20/2026 text)

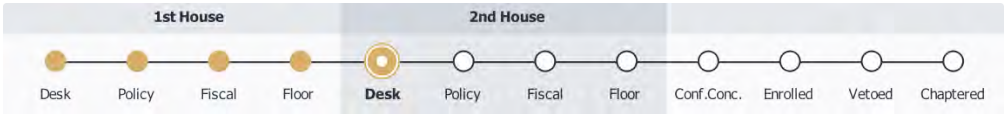
SB 381 **(Wahab, D) Vital records: adoptees' birth certificates.**

Current Text: 01/22/2026 - Amended **HTML PDF**

Introduced: 02/14/2025

Last Amended: 01/22/2026

Status: 01/27/2026 - Read third time. Passed. (Ayes 35. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.



Location: 01/27/2026 - Assembly DESK

Summary: Current law prohibits an agency from disclosing personal information that would link the information to the individual unless, among other things, the information is provided to a governmental entity by law, or the disclosure is to the individual to whom the information pertains. Current law makes vital records related to adoptions, other than a newly issued birth certificate, available only upon the order of the superior court of the county of residence of the adopted child or of the county granting the order of adoption. This bill would authorize, beginning on July 1, 2028, the disclosure of an original birth certificate, as defined, to an adopted person, or descendant, as defined, of a deceased adopted person, would require the State Registrar to provide a copy of the original birth certificate to those persons, and would establish a process to request an original birth certificate, as specified. (Based on 01/22/2026 text)

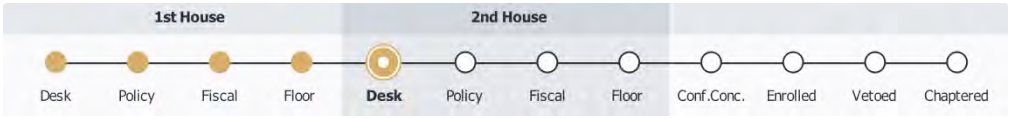
SB 722 **(Wahab, D) Transit-oriented housing development: excluded parcels and sites.**

Current Text: 01/15/2026 - Amended **HTML PDF**

Introduced: 02/21/2025

Last Amended: 01/15/2026

Status: 01/26/2026 - Read third time. Urgency clause adopted. Passed. (Ayes 39. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.



Location: 01/26/2026 - Assembly DESK

Summary: Current law requires that a housing development project, as defined, within a specified distance of a transit-oriented development stop, as defined, be an allowed use as a transit-oriented housing development on any site zoned for residential, mixed, or commercial development, if the development complies with certain, applicable requirements, as provided. Among these requirements, current law prohibits a proposed development under these provisions from being located on sites where the development would require demolition of housing, or that was previously used for housing, that is subject to rent or price controls, as provided. This bill would additionally prohibit the development from being located on an existing parcel of land or site governed under the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act. This bill contains other related provisions. (Based on 01/15/2026 text)

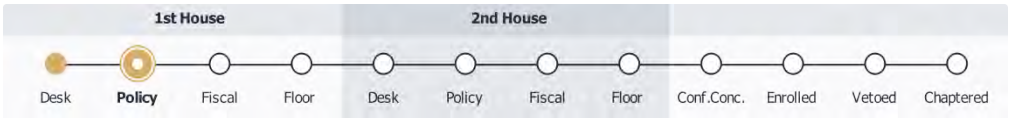
SB 880 **(Wahab, D) Residential property: contract: fees.**

Current Text: 03/25/2026 - Amended **HTML PDF**

Introduced: 01/12/2026 (Spot bill)

Last Amended: 03/25/2026

Status: 04/08/2026 - Re-referred to Com. on JUD.



Location: 04/08/2026 - Senate Judiciary

Summary: Existing law prohibits the vendor or lessor of a single-family residential property from contracting for or exacting any fee in excess of $10 for the act of signing and delivering a document in connection with the transfer, cancellation, or reconveyance of any title or instrument at the time the buyer or lessee exercises an option to buy, or completes performance of the contract for the sale of, the property. This bill would modify that prohibition by extending it to the vendor or lessor of any residential property. (Based on 03/25/2026 text)

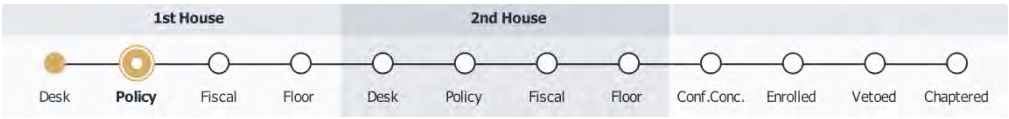
SB 1141 **(Wahab, D) Public contracts: University of California executives: conflicts of interest: prohibition.**

Current Text: 04/07/2026 - Amended **HTML PDF**

Introduced: 02/18/2026

Last Amended: 04/07/2026

Status: 04/09/2026 - Set for hearing April 21.



Location: 03/25/2026 - Senate Judiciary

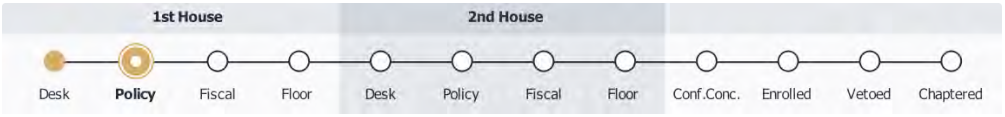
Summary: Existing law prohibits officers or employees of the University of California from engaging in any employment, activity, or enterprise from which the officer or employee receives compensation or has a financial interest if that employment, activity, or enterprise is sponsored or funded by a university department or contract, except as provided. This bill would prohibit a business entity from bidding on, entering into, renewing, automatically renewing, extending, or expanding the scope of any contract with the University of California if a University of California executive serves or has served the business entity within the previous year, as specified. The bill would also prohibit a business entity from bidding on, entering into, renewing, automatically renewing, extending, or expanding the scope of any contract with the University of California for at least one year after providing or promising any University of California executive compensation. The bill would declare a contract entered into, renewed, automatically renewed, extended, expanded in scope, or maintained in violation of these prohibitions to be void, a risk to the security of the University of California's funds, and contrary to public policy. The bill would authorize the Attorney General to bring a civil action to enforce these provisions and to recover attorney's fees if the civil action prevails. If a court finds in such a civil action that a business entity has violated these provisions, the bill would require the court to enjoin the business entity from bidding on, entering into, renewing, automatically renewing, extending, or expanding the scope of a contract with the University of California for a period of one year from the date of the finding. The bill would define "business entity," "compensation," "contract," and "University of California executive" for its purposes. (Based on 04/07/2026 text)

SB 1193 **(Wahab, D) District discretionary funds: County of Alameda.**

Current Text: 02/19/2026 - Introduced **HTML PDF**

Introduced: 02/19/2026

Status: 04/09/2026 - Set for hearing April 29.



Location: 03/04/2026 - Senate Local Government

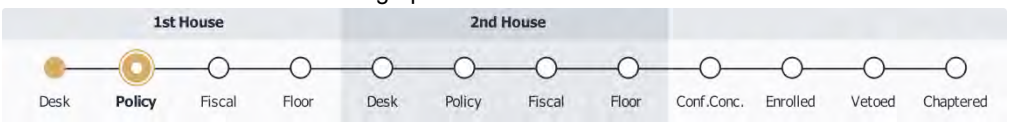
Summary: Existing law authorizes a county board of supervisors to appropriate and expend county general fund money to establish county programs or fund other programs to meet various social needs of the county population and the needs of physically, mentally, and financially handicapped persons and aged persons. Existing law authorizes the board of supervisors to contract with other public agencies, private agencies, or individuals to operate programs that the board of supervisors determines will serve public purposes. This bill would make the provisions described above relating to district discretionary funds also applicable to the County of Alameda. This bill contains other related provisions and other existing laws. (Based on 02/19/2026 text)

SB 1238 **(Wahab, D) Common interest developments: management.**

Current Text: 02/19/2026 - Introduced **HTML PDF**

Introduced: 02/19/2026

Status: 04/02/2026 - Set for hearing April 15.



Location: 03/04/2026 - Senate Housing

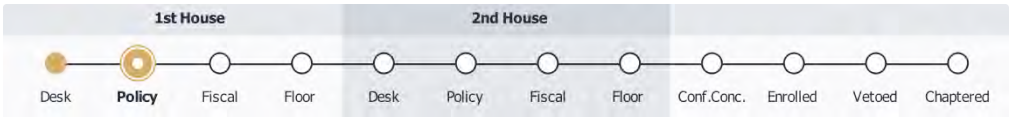
Summary: The Davis-Stirling Common Interest Development Act (act) provides for the creation and regulation of common interest developments. Current civil law defines an agent as one who represents another, called the principal, in dealings with third persons. This bill would revise the above-described definition of agent to include a person or company that facilitates activities pursuant to specified provisions of the act and that is required to provide a fiduciary duty to the board of a homeowner's association and its members. (Based on 02/19/2026 text)

SB 1302 **(Wahab, D) Nursing: list of approved schools.**

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 03/04/2026 - Referred to Com. on B. P. & E.D.



Location: 03/04/2026 - Senate Business, Professions and Economic Development

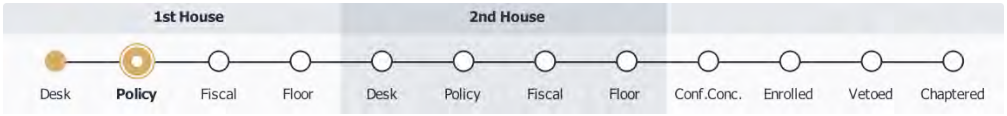
Summary: Existing law, the Nursing Practice Act, establishes the Board of Registered Nursing. Existing law requires the board to prepare and maintain a list of approved school of nursing whose graduates are eligible to apply for a license to practice nursing, as provided. This bill would require the board to make this list available on its internet website. (Based on 02/20/2026 text)

SB 1303 **(Wahab, D) Naturopathic Doctors Act.**

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 03/04/2026 - Referred to Com. on B. P. & E.D.



Location: 03/04/2026 - Senate Business, Professions and Economic Development

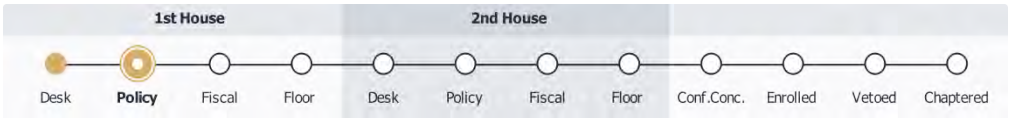
Summary: The Naturopathic Doctors Act which is repealed on January 1, 2027, establishes the California Board of Naturopathic Medicine within the Department of Consumer Affairs to license and regulate naturopathic doctors. The act requires the board to consist of 9 members, appointed by the Governor, Speaker of the Assembly, or the Senate Committee on Rules, as specified, and requires each member of the board be appointed to a 4-year term. This bill would specify that the 4-year term expires 4 years after the date of the appointment. The bill would also make nonsubstantive changes to the provisions specifying the appointment authorities for the board members. This bill contains other related provisions and other existing laws. (Based on 02/20/2026 text)

SB 1304 **(Wahab, D) Respiratory Care Practice Act: examination requirements.**

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 03/04/2026 - Referred to Com. on B. P. & E.D.



Location: 03/04/2026 - Senate Business, Professions and Economic Development

Summary: Existing law, the Respiratory Care Practice Act, establishes the Respiratory Care Board of California to license and regulate respiratory care practitioners. The act establishes requirements for licensure, including completing an education program for respiratory care and being awarded an associate degree or equivalent, as specified. This bill would revise the above provision to instead prohibit an applicant from being licensed under the act without first successfully passing the National Board for Respiratory Care's Respiratory Therapy Examination, at the cut-off level required to qualify for the Registered Respiratory Therapist credential, or any succeeding examinations. This bill contains other existing laws. (Based on 02/20/2026 text)

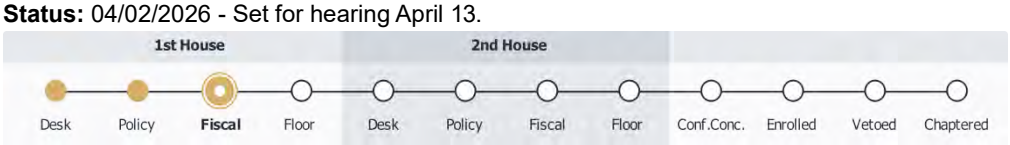
SB 1311 **(Wahab, D) Licensed professions.**

Current Text: 03/26/2026 - Amended **HTML PDF**

Introduced: 02/20/2026

Last Amended: 03/26/2026

Status: 04/02/2026 - Set for hearing April 13.



Location: 03/23/2026 - Senate Appropriations

Summary: The Dental Practice Act establishes the Dental Board of California to license and regulate the practice of dentistry. Existing law requires the board to license and regulate dental auxiliaries, including, among others, dental assistants, as defined, and sets forth duties and functions that those dental auxiliaries are authorized to perform. Existing law requires an unlicensed dental assistant not enrolled in a board-approved program for registered dental assisting or an alternative dental assisting program to complete an infection control certification course, as specified. In this regard, existing law allows the unlicensed dental assistant to complete a board-approved 8-hour course, with 6 hours being didactic instruction and 2 hours being laboratory instruction, as

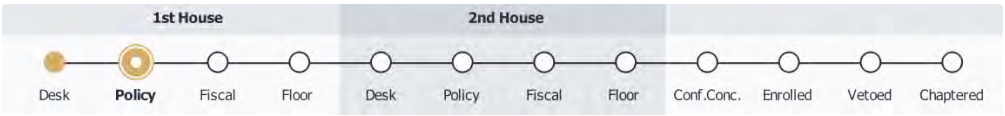
specified. This bill would allow an unlicensed dental assistant to complete the Dental Assisting National Board's Infection Control examination instead of completing an infection control course. (Based on 03/26/2026 text)

SB 1326 **(Wahab, D) California Environmental Quality Act: tribal cultural resources: mitigation measures.**

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 03/16/2026 - Set for hearing April 22.



Location: 03/04/2026 - Senate Environmental Quality

Summary: The California Environmental Quality Act (CEQA) requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. This bill would modify the definition of tribal cultural resource to, among other things, include a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American tribe that is identified by the Native American Heritage Commission as a sacred place, as provided, or included in a local tribal register. (Based on 02/20/2026 text)

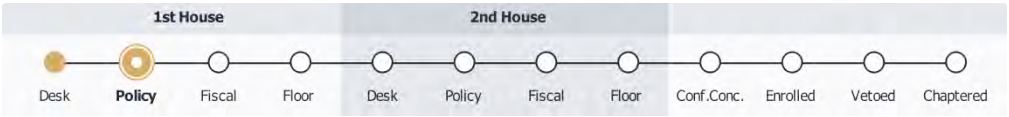
SB 1345 **(Wahab, D) Foster children: rights of foster youth.**

Current Text: 04/09/2026 - Amended **HTML PDF**

Introduced: 02/20/2026

Last Amended: 04/09/2026

Status: 04/09/2026 - Set for hearing April 20. From committee with author's amendments. Read second time and amended. Re-referred to Com. on HUMAN S.



Location: 04/08/2026 - Senate Human Services

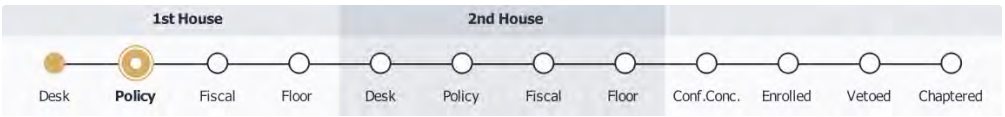
Summary: Existing law provides that it is the policy of the state that all minors and nonminors in foster care have specified rights, including, among others, the right to have storage space for private use, the right to be free from unreasonable searches of personal belongings, the right to be informed of these rights in an age-appropriate and developmentally appropriate manner, and the right to receive a copy of these rights, at specified intervals. Under this bill, the foster youth would have an additional right to have their personal belongings transported during placement changes and other moves in a manner preserving the youth's property and dignity, including the use of suitcases, duffel bags, backpacks, and moving boxes rather than trash bags or other inappropriate receptacles. The bill would also include the right to maintain reasonable access to and use of personal belongings, clothing, and personal items. (Based on 04/09/2026 text)

SB 1363 **(Wahab, D) Barbering and cosmetology.**

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 03/04/2026 - Referred to Com. on B. P. & E.D.

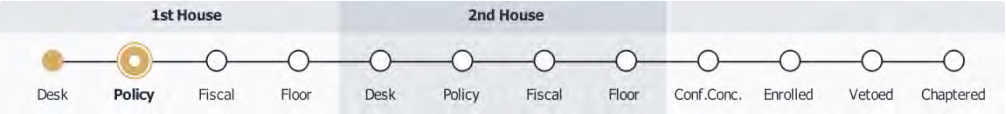


Location: 03/04/2026 - Senate Business, Professions and Economic Development

Summary: The Barbering and Cosmetology Act establishes the State Board of Barbering and Cosmetology to license and regulate barbering, cosmetology, electrology, esthetics, hairstyling, and manicuring. Existing law requires an establishment where licensed activity occurs to also be licensed by the board. Existing law requires an establishment to at all times be in charge of a person licensed pursuant to the act, except an apprentice. This bill would instead require an establishment to be in charge of a person licensed pursuant to the act as a barber, cosmetologist, electrologist, esthetician, hairstylist, manicurist, or establishment at all times during which barbering, cosmetology, electrology, esthetics, hairstyling services, or manicuring are being performed in the establishment. (Based on 02/20/2026 text)

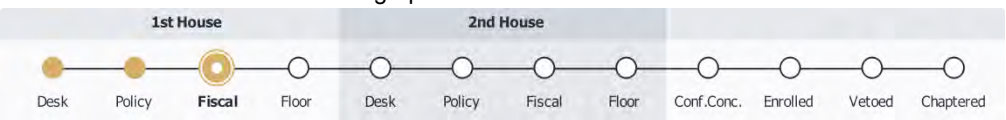
SB 1368 **(Wahab, D) Hearing aid dispensers.**

Current Text: 02/20/2026 - Introduced **HTML PDF**
Introduced: 02/20/2026
Status: 03/04/2026 - Referred to Com. on B. P. & E.D.



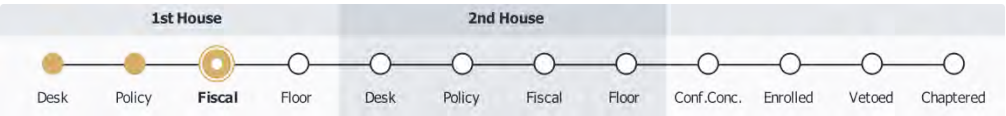
Location: 03/04/2026 - Senate Business, Professions and Economic Development
Summary: Current law generally regulates the licensing and oversight of hearing aid dispensers by the Speech-Language Pathology and Audiology and Hearing Aid Dispensers Board. Existing law imposes various requirements regarding the place of business of a "licensee," which is defined as person holding a hearing aid dispenser license. Existing law defines a "hearing aid dispenser" as a person engaged in the practice of fitting or selling hearing aids to an individual with impaired hearing. This bill would specify that some of those provisions apply to hearing aid dispensers instead of licensees, and would change some of those provisions so they apply to an address or addresses instead of a place of business. This bill contains other related provisions and other existing laws. (Based on 02/20/2026 text)

SB 1376 **(Wahab, D) Physician assistants.**
Current Text: 02/20/2026 - Introduced **HTML PDF**
Introduced: 02/20/2026
Status: 03/27/2026 - Set for hearing April 13.



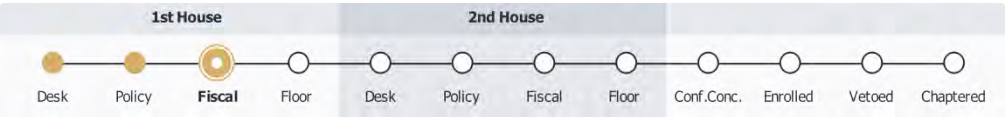
Location: 03/23/2026 - Senate Appropriations
Summary: The Physician Assistant Practice Act, establishes the Physician Assistant Board to license and regulate physician assistants. Existing law authorizes the board to convene from time to time as deemed necessary by the board. Existing law further requires the board to receive permission of the Director of Consumer Affairs to meet more than 6 times annually, and requires the director to approve meetings that are necessary for the board to fulfill its legal responsibilities. This bill would delete the provision requiring the board to receive permission from the director to meet more than 6 times annually and for the director to approve meetings. (Based on 02/20/2026 text)

SB 1391 **(Wahab, D) Department of Consumer Affairs: retired category licenses.**
Current Text: 02/20/2026 - Introduced **HTML PDF**
Introduced: 02/20/2026
Status: 03/27/2026 - Set for hearing April 13.



Location: 03/23/2026 - Senate Appropriations
Summary: Existing law provides for the licensure and regulation of various professions and vocations by boards within the Department of Consumer Affairs. Existing law authorizes any of the boards within the department, except as specified, to establish by regulation a system for a retired category of license for persons who are not actively engaged in the practice of their profession or vocation. This bill would additionally require a board that offers a retired category of licensure to disclose that information on its internet website. (Based on 02/20/2026 text)

SB 1416 **(Wahab, D) Physicians and surgeons: dentists: unprofessional conduct.**
Current Text: 02/20/2026 - Introduced **HTML PDF**
Introduced: 02/20/2026
Status: 03/27/2026 - Set for hearing April 13.



Location: 03/23/2026 - Senate Appropriations
Summary: Existing law establishes various healing arts boards within the Department of Consumer Affairs, including the Medical Board of California and the Dental Board of California, that license and regulate various

healing arts licensees. Existing law, including the Medical Practice Act and the Dental Practice Act, deem certain violations by licensees to be unprofessional conduct subject to discipline by the licensee's licensing board. This bill would reduce the duration for a physician and surgeon or dentist to refund a duplicate payment following patient request or patient notification to 21 days. This bill contains other existing laws. (Based on 02/20/2026 text)

Public Safety LAP

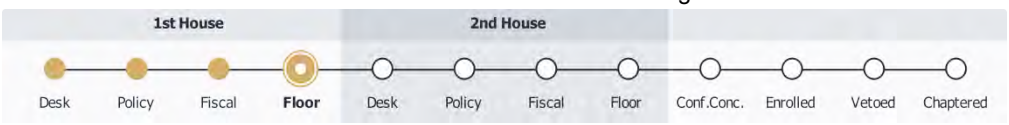
AB 1632 **(Johnson, R) Trespass.**

Current Text: 03/19/2026 - Amended **HTML PDF**

Introduced: 01/26/2026

Last Amended: 03/19/2026

Status: 03/23/2026 - Read second time. Ordered to third reading.



Location: 03/23/2026 - Assembly THIRD READING

Summary: Existing law makes it a misdemeanor to commit the crime of trespass, which includes refusing or failing to leave land, real property, or structures belonging to, or lawfully occupied by, another and not open to the general public upon being requested to leave by a peace officer at the request of the owner, the owner's agent, or the person in lawful possession and upon being informed by the peace officer that they are acting at the request of the owner, the owner's agent, or the person in lawful possession. Existing law requires the owner, the owner's agent, or the person in lawful possession to make a separate request to the peace officer on each occasion when the peace officer's assistance in dealing with a trespass is requested, except that a single request for peace officer assistance may be made for a period not to exceed 12 months when there is a fire hazard to the premises or property, the owner is absent from the premises or property, or the premises or property is closed to the public and posted as being closed. Existing law authorizes a single request for assistance to be made and submitted electronically, in a notarized form provided by the law enforcement agency, to a peace officer, and authorizes local governments to accept electronic submissions of requests for peace officer assistance. This bill would remove the requirement that the submitted form described above be notarized. (Based on 03/19/2026 text)

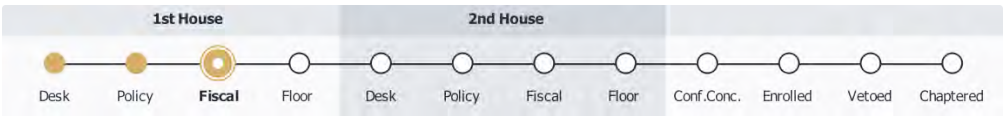
AB 1941 **(González, Mark, D) Organized metal theft.**

Current Text: 03/26/2026 - Amended **HTML PDF**

Introduced: 02/13/2026

Last Amended: 03/26/2026

Status: 04/06/2026 - Re-referred to Com. on APPR.



Location: 03/25/2026 - Assembly Appropriations

Summary: Existing law makes a person who is a dealer in or collector of junk, metals, or secondhand materials, or their agent, employee, or representative, who buys or receives any wire, cable, copper, lead, solder, mercury, iron, or brass that the person knows or reasonably should know is used by or belongs to specified entities, including a railroad, certain utility companies, or a public entity engaged in furnishing public utility service, without using due diligence to ascertain that the person selling or delivering that material has a legal right to do so, guilty of criminally receiving that property and, in addition to imprisonment, makes that act punishable by a fine of not more than $5,000. This bill would prohibit organized metal theft, described as acting in concert with one or more persons to steal metal materials from one or more of specified materials and items with the intent to sell, exchange, or return those metal materials for value, acting in concert with 2 or more persons to receive, purchase, or possess those metal materials knowing or believing it to have been stolen, acting as an agent of another to steal those metal materials as part of an organized plan to commit theft, or recruiting, coordinating, organizing, supervising, directing, managing, or financing another to undertake acts of theft of metal. The bill would make a violation of organized metal theft punishable as either a misdemeanor or a felony. (Based on 03/26/2026 text)

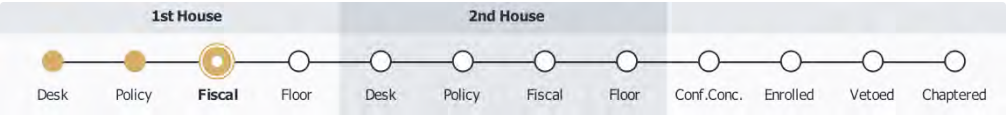
AB 2310 **(Carrillo, D) Illegal dumping.**

Current Text: 04/09/2026 - Amended **HTML PDF**

Introduced: 02/19/2026

Last Amended: 04/09/2026

Status: 04/09/2026 - Read second time and amended.



Location: 04/08/2026 - Assembly Appropriations

Summary: Existing law makes it unlawful to dump waste matter in certain locations, such as upon a public or private highway or road, upon private property without the consent of the owner, or in or upon a public park or other public property, as specified. Existing law also makes it unlawful to place, deposit, or dump rocks, concrete, asphalt, or dirt in certain locations, as specified. A person violating these provisions is guilty of an infraction, as specified. Existing law makes a violation of these provisions in commercial quantities, as defined, a misdemeanor punishable by imprisonment in a county jail and by a fine, as specified. Under existing law, a private owner is not restricted in the use of their own private property, unless the placing, depositing, or dumping of the waste matter on the property creates a public health and safety hazard, a public nuisance, or a fire hazard, as determined by a local health or fire department or the Department of Forestry and Fire Protection. This bill would make it a crime to transport waste matter, rocks, concrete, asphalt, dirt, or other construction debris for the purpose of placing, depositing, or dumping it in the locations described above. The bill would make a person violating these provisions 4 or more times guilty of a misdemeanor, as specified. The bill would also make it unlawful to transport for the purpose of placing, depositing, or dumping waste matter, rocks, concrete, asphalt, dirt or other construction debris in commercial quantities, as defined, in the locations described above. The bill would specify that the fact that a person is operating a vehicle with actual or apparent rocks, concrete, asphalt, dirt, or other construction debris in their vehicle does not in itself constitute reasonable suspicion to stop or detain the person, or probable cause to arrest the person. For a person who violates these provisions in commercial quantities in excess of 25 cubic yards, the bill would make that violation a misdemeanor punishable in a county jail for not more than one year and by a fine, as specified. For commercial quantities in excess of 50 cubic yards, the bill would make a violation punishable as a misdemeanor or a felony, as specified. (Based on 04/09/2026 text)

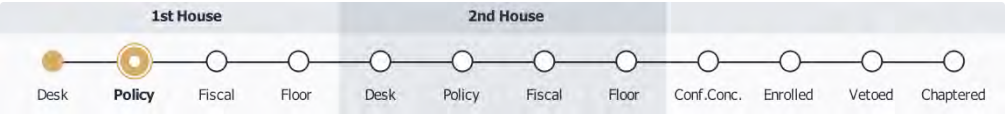
AB 2318 **(Elhawary, D) Law enforcement: facilitating medical care.**

Current Text: 04/07/2026 - Amended **HTML PDF**

Introduced: 02/19/2026

Last Amended: 04/07/2026

Status: 04/08/2026 - Re-referred to Com. on PUB. S.



Location: 03/09/2026 - Assembly Public Safety

Summary: Existing law generally provides for the regulation of law enforcement agencies and requires specified law enforcement agencies to maintain policies on, among other things, use of force, hate crimes, and gun violence restraining orders. Existing law requires the Commission on Peace Officer Standards and Training to establish and keep updated a field training officer course relating to competencies of the field training program and police training program that addresses how to interact with persons with certain conditions. This bill would make it unlawful for a law enforcement officer to deny, delay, obstruct, or fail to facilitate access to medical evaluation or treatment for an individual in custody, detention, or under law enforcement control if it is safe and reasonable to provide access to treatment and a medical professional is present or has been requested. If access is denied or delayed when a medical professional is present, the bill would require law enforcement to provide written documentation for the basis of a denial within 72 hours of the incident, as specified. The bill would authorize administrative discipline, including suspension or termination, against a law enforcement officer who violates those provisions. (Based on 04/07/2026 text)

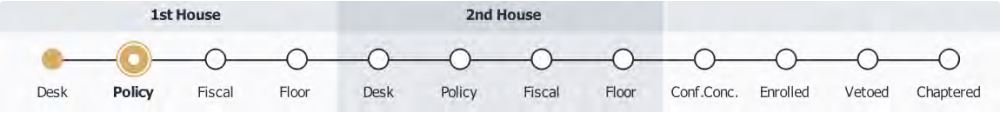
AB 2346 **(Wilson, D) Vehicles: electric bicycles and speed limits.**

Current Text: 03/26/2026 - Amended **HTML PDF**

Introduced: 02/19/2026

Last Amended: 03/26/2026

Status: 04/07/2026 - From committee: Do pass and re-refer to Com. on JUD. (Ayes 15. Noes 0.) (April 6). Re-referred to Com. on JUD.

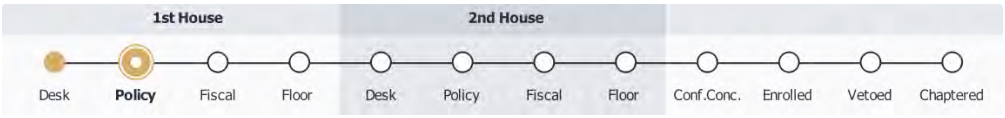


Location: 04/07/2026 - Assembly Judiciary

Summary: Existing law defines an electric bicycle as a bicycle equipped with fully operable pedals and an electric motor of less than 750 watts, and classifies electric bicycles into 3 classes with different restrictions for various purposes. This bill would require all class 1 and class 2 electric bicycles manufactured, sold, or offered for

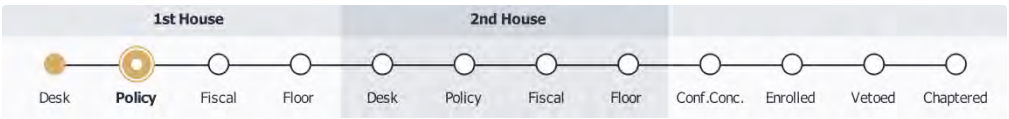
sale on or after January 1, 2029, to be equipped with a speedometer. The bill would also require all electric bicycles manufactured, sold, or offered for sale on or after January 1, 2029, to be equipped with an integrated front lamp and a rear lamp, as specified. The bill would also require manufacturers and distributors of electric bicycles to include a written description of California's electric bicycle laws with the bicycle's packaging to be provided to the consumer. The bill would also require sellers and distributors of electric bicycles to provide specified disclosures at or before the point of sale. (Based on 03/26/2026 text)

AB 2370 **(Arambula, D) Public Safety Communications Division.**
Current Text: 04/06/2026 - Amended **HTML PDF**
Introduced: 02/19/2026
Last Amended: 04/06/2026
Status: 04/07/2026 - Re-referred to Com. on E.M.



Location: 03/09/2026 - Assembly Emergency Management
Summary: The California Emergency Services Act sets forth the duties of the Office of Emergency Services with respect to specified emergency preparedness, mitigation, and response activities within the state. Existing law establishes the Public Safety Communications Division within the office and prescribes certain duties in regard to statewide public safety communications systems, including providing for coordination of, and comment on, plans, policies, and operational requirements from departments that utilize public safety communications in support of their principal function. This bill would make the above-described duties the exclusive responsibility of the division and prohibit a state public agency from performing those duties, subject to certain exceptions. The bill would require the division to serve as the primary authority for all statewide and interjurisdictional public safety communications, and to provide oversight, management, and ongoing coordination of all statewide public safety communications systems. The bill would require state public agencies to utilize the public safety communications systems established and maintained under these provisions. The bill would prohibit the division or a state public agency from entering into a contract for a technical, maintenance, or system support services without approval by the office. (Based on 04/06/2026 text)

AB 2517 **(Calderon, D) Fire safety: fire hazard severity zones.**
Current Text: 04/08/2026 - Amended **HTML PDF**
Introduced: 02/20/2026
Last Amended: 04/08/2026
Status: 04/09/2026 - Re-referred to Com. on E.M.



Location: 04/09/2026 - Assembly Emergency Management
Summary: Existing law requires the State Fire Marshal to identify areas in the state that are not state responsibility areas, commonly known as local responsibility areas, as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Existing law requires the State Fire Marshal to periodically review and make recommendations relative to very high fire hazard severity zones within local responsibility areas. Under existing law, this review is required to coincide with review of state responsibility area lands every 5 years and, when possible, fall within the timeframes for each county's general plan update. Existing law requires a local agency to designate, by ordinance, moderate, high, and very high fire hazard severity zones in its jurisdiction within 120 days of receiving the recommendations from the State Fire Marshal. Existing law authorizes a local agency to, at its discretion, include areas within its jurisdiction not identified as very high fire hazard severity zones by the State Fire Marshal as very high fire hazard severity zones and areas not identified as moderate and high fire hazard severity zones by the State Fire Marshal as moderate and high fire hazard severity zones. Under existing law, a local agency is required to transmit a copy of this adopted ordinance to the State Board of Forestry and Fire Protection within 30 days of adoption. Existing law provides that changes made by a local agency to the recommendations made by the State Fire Marshal are final. This bill would require the State Fire Marshal to, no fewer than 180 days before finalizing the designation of local responsibility areas as moderate, high, and very high fire hazard severity zones, post specified information relating to those designations on its public internet website, provide at least one workshop on the draft maps for stakeholder participation, host a 30-day public comment period to receive written comments from interested stakeholders, respond to all written comments by local agencies regarding land use and zoning matters that address the accuracy of the data used by the State Fire Marshal for those designations within 30 days of the end of the public comment period, and coordinate with other state agencies to help educate their constituencies, as specified. (Based on 04/08/2026 text)

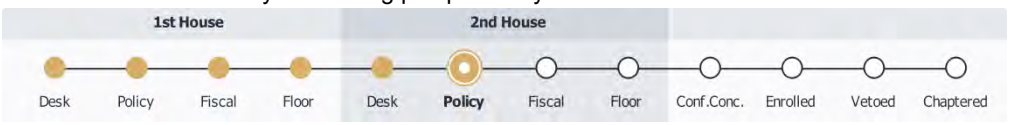
SB 28 **(Umberg, D) Treatment court program standards.**

Current Text: 05/23/2025 - Amended **HTML PDF**

Introduced: 12/02/2024

Last Amended: 05/23/2025

Status: 07/15/2025 - July 15 hearing postponed by committee.



Location: 06/05/2025 - Assembly Public Safety

Summary: Current law, the Treatment-Mandated Felony Act, an initiative measure enacted by the voters as Proposition 36 at the November 5, 2024, statewide general election, authorizes certain defendants convicted of specified felonies or misdemeanors to participate in a treatment program, upon court approval, in lieu of a jail or prison sentence, or grant of probation with jail as a condition of probation, if specified criteria are met. The Legislature may amend this initiative by a statute passed in each house by a rollcall vote entered in the journal, 2/3 of the membership concurring, or by a statute that becomes effective only when approved by the voters. This bill would include a new standard that, as part of the treatment court program, a drug addiction expert, as defined, conducts a substance abuse and mental health evaluation of the defendant, and submits the report to the court and the parties. The bill would remove the requirement that the Judicial Council revise the standards of judicial administration. The bill would require that a treatment program that complies with existing judicial standards be offered to a person that is eligible for treatment pursuant to the Treatment-Mandated Felony Act. By requiring the court to implement a treatment program that complies with existing judicial standards, the bill would amend that initiative statute. (Based on 05/23/2025 text)

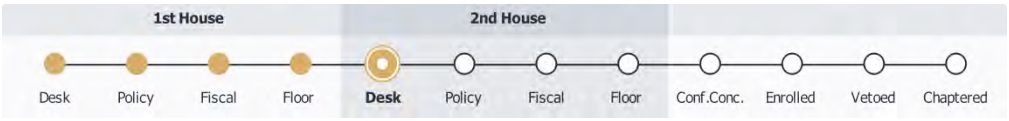
SB 691 **(Wahab, D) Body-worn cameras: policies.**

Current Text: 01/05/2026 - Amended **HTML PDF**

Introduced: 02/21/2025

Last Amended: 01/05/2026

Status: 01/27/2026 - Read third time. Passed. (Ayes 33. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.



Location: 01/27/2026 - Assembly DESK

Summary: Current law requires law enforcement agencies, departments, or entities to consider specified best practices regarding the downloading and storage of body-worn camera data, such as specifically stating the length of time that recorded data is to be stored, when establishing policies and procedures for the implementation and operation of a body-worn camera system, as specified. This bill would require, on or before July 1, 2027, each law enforcement agency that has a body-worn camera policy to update that policy to include a procedure for emergency service personnel to request the redaction of evidentiary and nonevidentiary recordings of a patient undergoing medical or psychological evaluation, procedure, or treatment by emergency service personnel. (Based on 01/05/2026 text)

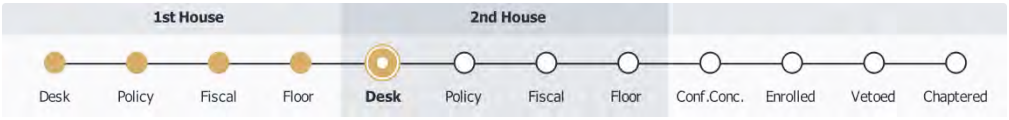
SB 758 **(Umberg, D) Public health: nitrous oxide.**

Current Text: 01/22/2026 - Amended **HTML PDF**

Introduced: 02/21/2025

Last Amended: 01/22/2026

Status: 01/27/2026 - Read third time. Passed. (Ayes 40. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.



Location: 01/27/2026 - Assembly DESK

Summary: The Cigarette and Tobacco Products Licensing Act of 2003 requires a retailer, as defined, to hold a license from the California Department of Tax and Fee Administration to engage in the sale of cigarettes or tobacco products. A violation of these provisions is a misdemeanor. This bill would expand those provisions to prohibit a retailer from selling nitrous oxide in any retail location, subject to certain exceptions. (Based on 01/22/2026 text)

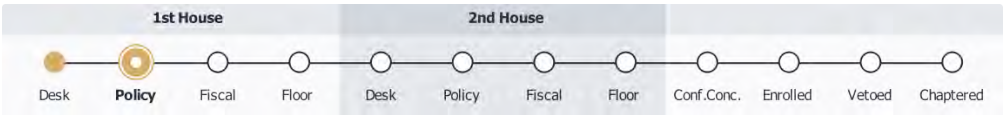
SB 936 **(Blakespear, D) Nitrous oxide: sales.**

Current Text: 04/08/2026 - Amended **HTML PDF**

Introduced: 01/29/2026

Last Amended: 04/08/2026

Status: 04/08/2026 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on B. P. & E.D. Set for hearing April 13.



Location: 03/17/2026 - Senate Business, Professions and Economic Development

Summary: Existing law makes it a misdemeanor to possess nitrous oxide with the intent of inhaling it for specified purposes, including to cause intoxication. Existing law also makes it a misdemeanor to sell nitrous oxide to any person under 18 years of age. Existing law makes it a misdemeanor to dispense nitrous oxide to a person and knowing that the person will use it for specified prohibited purposes, if that person then causes death or great bodily injury to themselves or another person. Existing law, the Cigarette and Tobacco Products Licensing Act of 2003, requires a retailer, as defined, to hold a license from the California Department of Tax and Fee Administration to engage in the sale of cigarettes or tobacco products. Existing law, the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), among other things, consolidates the licensure and regulation of commercial medicinal and adult-use cannabis activities, including retail commercial cannabis activity. This bill would, except as specifically exempted, prohibit the sale and distribution of a nitrous oxide container that is capable of holding more than 8 grams of nitrous oxide or from which an individual may directly inhale nitrous oxide. The bill would also prohibit the sale and distribution of a nitrous oxide that has, or is marketed as having, the taste or smell of any food. The bill would prohibit knowingly selling or distributing a device that allows an individual to inhale nitrous oxide from the container or hold nitrous oxide for the purposes of inhalation. (Based on 04/08/2026 text)

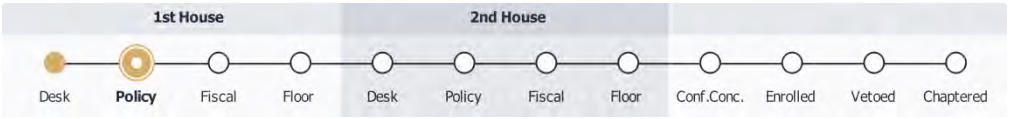
SB 1013 **(Cervantes, D) Automated license plate recognition systems.**

Current Text: 03/25/2026 - Amended **HTML PDF**

Introduced: 02/10/2026 (Spot bill)

Last Amended: 03/25/2026

Status: 04/09/2026 - Set for hearing April 14.



Location: 04/08/2026 - Senate Transportation

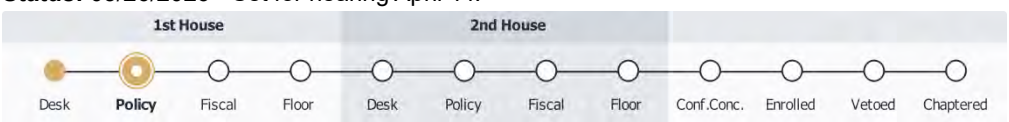
Summary: Existing law prohibits a public agency, which includes the state, a city, a county, a city and county, or any agency or political subdivision of the state, a city, a county, or a city and county, including, but not limited to, a law enforcement agency, from selling, sharing, or transferring automated license plate recognition (ALPR) information, except to another public agency, and only as otherwise permitted by law. Existing law defines ALPR information as information or data collected through the use of an ALPR system. This bill would provide that “public agency” does not include a transportation agency, a public transit operator, or a local department of transportation or public works department, as specified. The bill would, beginning January 1, 2027, require new, updated, expansions of, or addendums of contractual agreements with ALPR vendors, manufacturers, or suppliers to mandate that no default access is provided to any national ALPR database and that an agency’s collected scans are by default not accessible to any other agency, and would impose new requirements on sharing between California state law enforcement agencies. The bill would authorize a law enforcement agency to use ALPR information only for purposes of locating vehicles or persons when either are reasonably suspected of being involved in the commission of a public offense. (Based on 03/25/2026 text)

SB 1218 **(Arreguín, D) Refusal of registration: illegal dumping violation penalties.**

Current Text: 02/19/2026 - Introduced **HTML PDF**

Introduced: 02/19/2026

Status: 03/26/2026 - Set for hearing April 14.



Location: 03/04/2026 - Senate Transportation

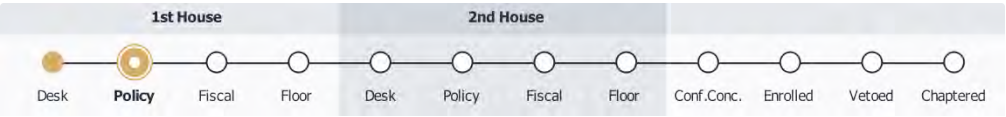
Summary: Current law makes it unlawful and punishable as an infraction for a person to dump or caused to be dumped waste matter upon a public or private highway or road, upon private property without the consent of the owner, or in or upon a public park or other public property, as specified. Current law also makes it unlawful and punishable as a misdemeanor for a person to place, deposit, or dump, or cause to be placed, deposited, or dumped, waste matter in commercial quantities, as specified. This bill would similarly require the DMV to refuse to renew the registration of a vehicle if the registered owner or lessee has been mailed a notice of delinquent illegal dumping violation. (Based on 02/19/2026 text)

SB 1230 **(Valladares, R) Solid waste: illegal dumping: penalties: resources.**

Current Text: 02/19/2026 - Introduced **HTML PDF**

Introduced: 02/19/2026

Status: 04/07/2026 - From committee: Do pass and re-refer to Com. on E.Q. (Ayes 6. Noes 0.) (April 7). Re-referred to Com. on E.Q.



Location: 04/07/2026 - Senate Environmental Quality

Summary: This bill would increase the fine for the dumping of waste matter from not less than $500 nor more than $1,500 to not less than $1,500 nor more than $3,000 for the 2nd conviction, and from not less than $750 nor more than $3,000 to not less than $3,000 nor more than $5,000 for the 3rd and any subsequent convictions. The bill would increase the fine for the dumping of commercial quantities of waste from not less than $3,000 nor more than $6,000 to not less than $6,000 nor more than $10,000 for the 2nd conviction and from not less than $6,000 nor more than $10,000 to not less than $10,000 nor more than $15,000 for the 3rd and any subsequent convictions. The bill would increase the fine for the dumping of commercial quantities of waste by a business that employs more than 10 employees from not less than $3,000 nor more than $10,000 to not less than $6,000 nor more than $10,000 for the 2nd conviction and from not less than $6,000 nor more than $20,000 to not less than $15,000 nor more than $25,000 for the 3rd and any subsequent convictions. This bill contains other related provisions and other existing laws. (Based on 02/19/2026 text)

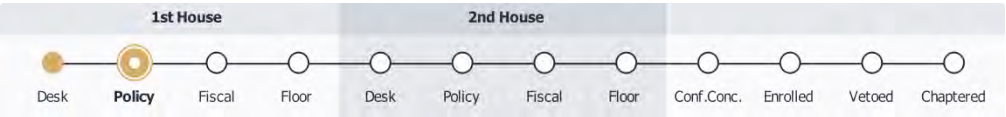
SB 1257 **(Arreguín, D) Federal immigration enforcement: report.**

Current Text: 04/06/2026 - Amended **HTML PDF**

Introduced: 02/19/2026

Last Amended: 04/06/2026

Status: 04/06/2026 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on JUD.



Location: 03/24/2026 - Senate Judiciary

Summary: The California Values Act requires the Attorney General, by October 1, 2018, in consultation with the appropriate stakeholders, to publish model policies limiting assistance with immigration enforcement to the fullest extent possible consistent with federal and state law at public schools, public libraries, health facilities operated by the state or a political subdivision of the state, courthouses, Division of Labor Standards Enforcement facilities, the Agricultural Labor Relations Board, the Division of Workers' Compensation, and shelters and ensure that they remain safe and accessible to all California residents, regardless of immigration status. The act requires all public schools, health facilities operated by the state or a political subdivision of the state, and courthouses to implement the model policy or an equivalent policy. This bill would require the Attorney General, on or before October 30, 2027, and annually thereafter, to submit to the Legislature and the Governor, and post on its internet website, a report that includes, among other things, a summary of all immigration enforcement incidents and activities conducted by a person at a designated safe location that has reported an immigration enforcement incident or activity either onsite or to the Attorney General. The bill would authorize the Attorney General to request representatives of a designated safe location to furnish any reported immigration enforcement incidents and activities as part of compiling its annual report and would authorize the Attorney General to issue civil penalties or conduct other enforcement activity to ensure compliance with these provisions. The bill would define "designated safe location" to mean educational institutions, health care provider entities, shelters, polling places, courthouses, public transportation property, and state and local government property. (Based on 04/06/2026 text)

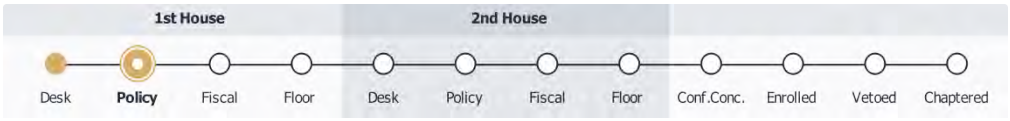
SB 1314 **(Menjivar, D) Smoke shops: locations, hours of operation, and sale of nitrous oxide.**

Current Text: 04/06/2026 - Amended **HTML PDF**

Introduced: 02/20/2026

Last Amended: 04/06/2026

Status: 04/08/2026 - From committee: Do pass and re-refer to Com. on HEALTH. (Ayes 4. Noes 0.) (April 8). Re-referred to Com. on HEALTH.



Location: 04/08/2026 - Senate Health

Summary: The Stop Tobacco Access to Kids Enforcement (STAKE) Act requires the State Department of Public Health to establish and develop a program to reduce the availability of tobacco products to persons under 21 years of age through specified enforcement activities. In addition to the primary enforcement responsibility assumed by the department, existing law authorizes other state and local governmental agencies to conduct inspections and assess penalties for violations of the act, as specified, and encourages state and local enforcement agencies to share the results of inspections and coordinate with the department when enforcing the act. In this regard, existing law authorizes an enforcing agency to assess specified civil penalties against any person, firm, or corporation that sells, gives, or in any way furnishes to another person who is under 21 years of age any tobacco, cigarettes, or cigarette papers. Existing law, upon the assessment of a civil penalty for the 3rd, 4th, or 5th violation, requires the department to notify the California Department of Tax and Fee Administration (CDTFA), and requires the CDTFA to assess civil penalties and suspend or revoke a license issued under the Cigarette and Tobacco Products Licensing Act of 2003. This bill, effective July 1, 2027, would prohibit the retail location for a smoke shop, as defined, from being located within a 600-foot radius of a school or a day care center in existence at the time the retail license is issued, unless the local jurisdiction specifies a radius greater than 600 feet. The bill would prohibit a smoke shop from engaging in the retail sale of tobacco products directly to the public between the hours of 10:00 p.m. to 6:00 a.m. The bill would authorize the State Department of Public Health or the CDTFA to establish regulations relating to the operation of smoke shops, including the creation of a separate license category with administrative processes and separate fee rates. (Based on 04/06/2026 text)

Regional Issues and Collaboration LAP

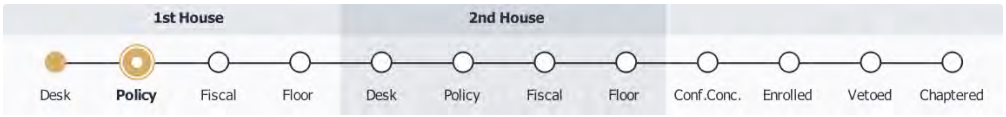
AB 1821 **(Pacheco, D) California Public Records Act: agency response time.**

Current Text: 04/06/2026 - Amended **HTML PDF**

Introduced: 02/11/2026

Last Amended: 04/06/2026

Status: 04/07/2026 - Re-referred to Com. on JUD.



Location: 03/16/2026 - Assembly Judiciary

Summary: The California Public Records Act requires each state or local agency, upon a request for a copy of records that reasonably describes an identifiable record or records, to make the records promptly available to any person upon payment of fees covering direct costs of duplication, or a statutory fee if applicable, except with respect to public records exempt from disclosure by express provisions of law. Existing law requires each agency, within 10 days of a request for a copy of records, to determine whether the request seeks copies of disclosable public records in possession of the agency and to promptly notify the person of the determination and the reasons therefor. Existing law authorizes that time limit to be extended by no more than 14 days under unusual circumstances, as defined. This bill would instead require each agency to determine whether the request seeks copies of disclosable public records in possession of the agency and to promptly notify the person as described above within 10 business days of a request for a copy of records. (Based on 04/06/2026 text)

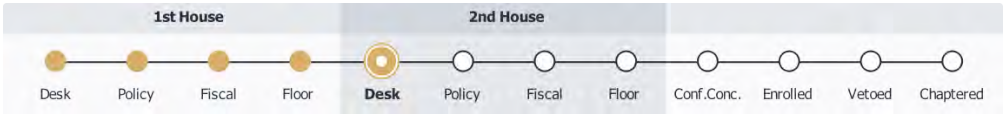
SB 239 **(Arreguín, D) Open meetings: teleconferencing: subsidiary body.**

Current Text: 04/07/2025 - Amended **HTML PDF**

Introduced: 01/30/2025

Last Amended: 04/07/2025

Status: 01/27/2026 - Read third time. Passed. (Ayes 29. Noes 11.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.

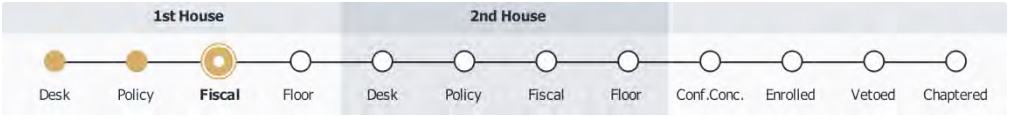


Location: 01/27/2026 - Assembly DESK

Summary: The Ralph M. Brown Act requires, with specified exceptions, that all meetings of a legislative body, as defined, of a local agency be open and public and that all persons be permitted to attend and participate. The act generally requires for teleconferencing that the legislative body of a local agency that elects to use teleconferencing post agendas at all teleconference locations, identify each teleconference location in the notice and agenda of the meeting or proceeding, and have each teleconference location be accessible to the public. Current law also requires that, during the teleconference, at least a quorum of the members of the legislative body participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as specified. Current law, until January 1, 2026, authorizes specified neighborhood city councils to use alternate teleconferencing provisions related to notice, agenda, and public participation, as prescribed, if, among other requirements, the city council has adopted an authorizing resolution and 2/3 of the neighborhood city council votes to use alternate teleconference provisions, as specified This bill would authorize a subsidiary body, as defined, to use alternative teleconferencing provisions and would impose requirements for notice, agenda, and public participation, as prescribed. The bill would require the subsidiary body to post the agenda at each physical meeting location designated by the subsidiary body, as specified. The bill would require the members of the subsidiary body to visibly appear on camera during the open portion of a meeting that is publicly accessible via the internet or other online platform, as specified. (Based on 04/07/2025 text)

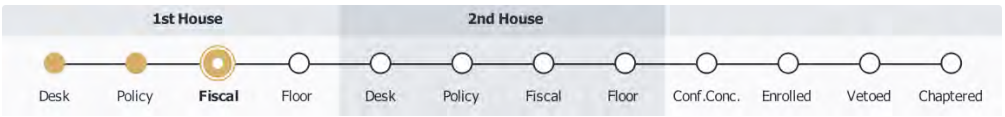
Sustainable and Environmental Legislation, Regulations, and Issues LAP

AB 1704 **(González, Mark, D) Greenhouse gases: embodied carbon building materials.**
Current Text: 04/08/2026 - Amended **HTML PDF**
Introduced: 02/04/2026
Last Amended: 04/08/2026
Status: 04/09/2026 - Re-referred to Com. on APPR.



Location: 04/06/2026 - Assembly Appropriations
Summary: Existing law requires, by December 31, 2026, the State Air Resources Board, in consultation with relevant stakeholders, as provided, to develop a framework for measuring the average carbon intensity of the materials used in the construction of new buildings, including those for residential uses. Existing law requires, by December 31, 2028, the state board to develop a comprehensive strategy for the state's building sector to achieve a 40% net reduction in greenhouse gas emissions of building materials, as specified, as soon as possible, but no later than December 31, 2035. Existing law authorizes the state board to establish an embodied carbon trading system, as defined, in compliance with these requirements, as provided. This bill would require the state board to determine whether the cost of building materials with lower embodied carbon have reached cost parity with conventional building materials before implementing the above-described provisions. (Based on 04/08/2026 text)

AB 2234 **(Papan, D) California Environmental Quality Act: geothermal exploratory projects.**
Current Text: 02/19/2026 - Introduced **HTML PDF**
Introduced: 02/19/2026
Status: 04/07/2026 - From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 14. Noes 0.) (April 6). Re-referred to Com. on APPR.



Location: 04/06/2026 - Assembly Appropriations
Summary: The California Environmental Quality Act (CEQA) requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. Existing law establishes the Geologic Energy Management Division in the Department of Conservation. Current law requires the division to be the lead agency for all geothermal exploratory projects for purposes of CEQA, except as provided. Current law defines "geothermal exploratory project," for purposes of CEQA, in part as a project composed of not more than 6 wells and associated drilling and testing equipment whose chief and original purpose is to evaluate the presence and characteristics of geothermal resources. Current law requires wells included within a geothermal exploratory project to be located at least 1/2 mile from geothermal development wells that are capable of producing geothermal resources in commercial quantities. This bill would expressly include as part of a geothermal exploratory project, among other things, equipment and activities necessary to establish interconnectivity between wells and reservoirs. The bill would exclude certain wells connecting to geothermal reservoirs from the 1/2-mile limit described above. (Based on 02/19/2026 text)

Transportation Issues LAP

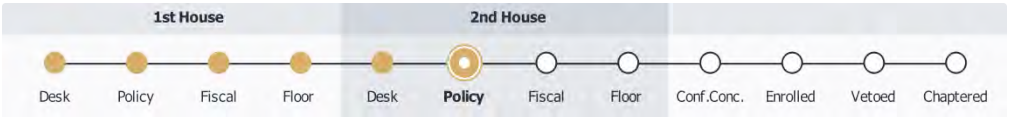
AB 939 **(Schultz, D) Housing development: density bonuses: affordability of for-sale units.**

Current Text: 01/15/2026 - Amended **HTML PDF**

Introduced: 02/19/2025

Last Amended: 01/15/2026

Status: 01/29/2026 - Read third time. Passed. Ordered to the Senate. (Ayes 60. Noes 9.) In Senate. Read first time. To Com. on RLS. for assignment.



Location: 01/29/2026 - Senate Rules

Summary: The Density Bonus Law requires a city or county to provide a developer that proposes a housing development, as defined, within the city or county with a density bonus, other incentives or concessions, and waivers or reductions of development standards, as specified, if the developer agrees to construct specified units and meets other requirements. Current law, among other things, requires compliance with certain affordability requirements, including requiring that the applicant agree to ensure, and that the city, county, or city and county ensure, that a for-sale unit that qualified the applicant for the award of the density bonus is either (1) initially sold to and occupied by a person or family of very low, low, or moderate income, as specified, or (2) if the unit is not purchased by an income-qualified person or family within 180 days after the issuance of the certificate of occupancy, the unit is purchased by a qualified nonprofit housing corporation, as provided. This bill would additionally allow the applicant and the city, county, or city and county to comply with the above-described affordability requirements with respect to a for-sale unit by ensuring that the unit is purchased by a nonprofit corporation, as specified, for properties to be sold to and occupied by extremely low, very low, or lower income families who participate in a below-market interest rate loan program, as described. (Based on 01/15/2026 text)

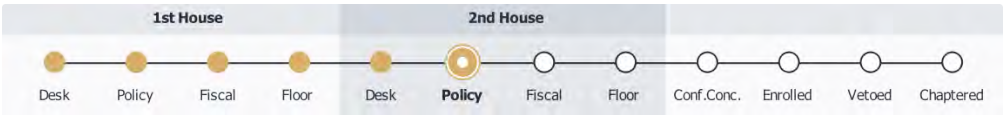
AB 1421 **(Wilson, D) Vehicles: Road Usage Charge Technical Advisory Committee.**

Current Text: 01/05/2026 - Amended **HTML PDF**

Introduced: 02/21/2025

Last Amended: 01/05/2026

Status: 01/29/2026 - Read third time. Passed. Ordered to the Senate. (Ayes 49. Noes 21.) In Senate. Read first time. To Com. on RLS. for assignment.



Location: 01/29/2026 - Senate Rules

Summary: Current law requires the Chair of the California Transportation Commission to create a Road Usage Charge Technical Advisory Committee in consultation with the Secretary of Transportation to guide the development and evaluation of a pilot program assessing the potential for mileage-based revenue collection as an alternative to the gas tax system. Current law additionally requires the Transportation Agency, in consultation with the commission, to implement the pilot program, as specified. Current law repeals these provisions on January 1, 2027. This bill would require the commission, in consultation with the Transportation Agency, to consolidate and prepare research and recommendations related to a road user charge or a mileage-based fee system. The bill would require the commission to submit a report, as specified, on the research and recommendations described above to the appropriate policy and fiscal committees of the Legislature by no later than January 1, 2027. (Based on 01/05/2026 text)

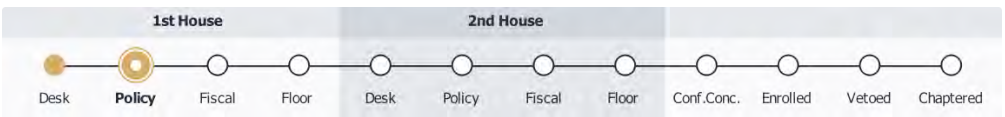
AB 1976 **(Wicks, D) Streets and highways: pedestrian and bicycle facilities.**

Current Text: 04/09/2026 - Amended **HTML PDF**

Introduced: 02/13/2026

Last Amended: 04/09/2026

Status: 04/09/2026 - From committee chair, with author's amendments: Amend, and re-refer to Com. on TRANS. Read second time and amended.



Location: 03/19/2026 - Assembly Transportation

Summary: Existing law grants the legislative body of a city certain powers with respect to city streets and highways, including the power to construct and maintain those streets and highways. Existing law grants the board of supervisors of a county general supervision, management, and control of county highways and authorizes the board of supervisors to lay out, construct, improve, and maintain county highways. This bill would prohibit a city or county from holding a community input meeting to gather input from the general public on a proposed pedestrian or bicycle safety project after the project is included in an approved plan that will be implemented as part of the circulation element of the city or county's general plan. At a public meeting where a contract is awarded for, or when county or city staff, as applicable, are directed to begin, the construction of a pedestrian or bicycle safety project, or anytime thereafter, the bill would prohibit the city or county from terminating the project unless the city or county makes specified findings at a public meeting. (Based on 04/09/2026 text)

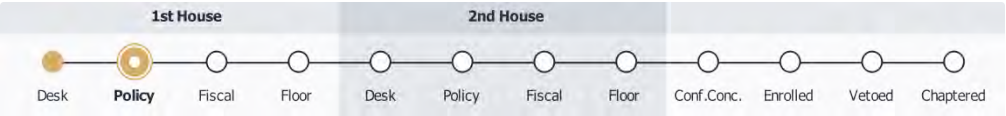
AB 2024 **(Nguyen, D) Outdoor advertising displays: permits: landscaped freeways: relocation agreements.**

Current Text: 04/06/2026 - Amended **HTML PDF**

Introduced: 02/17/2026

Last Amended: 04/06/2026

Status: 04/07/2026 - Re-referred to Com. on G.O.



Location: 03/19/2026 - Assembly Governmental Organization

Summary: The Outdoor Advertising Act prohibits a person, as defined, from placing an advertising display within the areas affected by the act without a permit. The act prohibits the Department of Transportation from denying or delaying the acceptance of a permit application for a new advertising display along a portion of a new alignment of an interstate or primary highway on the basis that the highway project has not been accepted as complete if the section of highway is open to the use of the public for vehicular travel within 1,000 feet of the location specified in the permit application. This bill would also prohibit the department from denying or delaying the review, processing, or determination of a permit application described above. (Based on 04/06/2026 text)

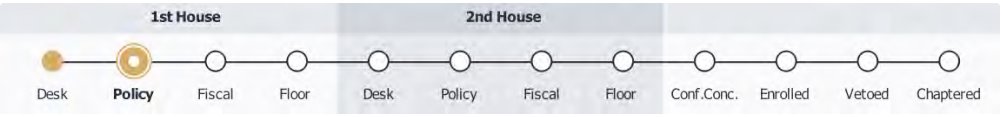
AB 2059 **(Wilson, D) California Environmental Quality Act: transportation impacts: vehicle miles traveled: mitigation.**

Current Text: 03/19/2026 - Amended **HTML PDF**

Introduced: 02/18/2026

Last Amended: 03/19/2026

Status: 03/23/2026 - Re-referred to Com. on NAT. RES.



Location: 03/19/2026 - Assembly Natural Resources

Summary: The California Environmental Quality Act (CEQA) requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA requires the Office of Land Use and Climate Innovation to prepare, develop, and transmit to the Secretary of the Natural Resources Agency for certification and adoption proposed revisions to the CEQA implementation guidelines to establish criteria for determining the significance of transportation impacts of projects within transit priority areas, and requires the criteria to promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. CEQA requires the office to recommend potential metrics, including, among other metrics, vehicle miles traveled, to measure these transportation impacts. This bill would, except as provided, specify that the total cost of mitigation measures required to address a significant transportation impact as determined by the vehicle miles traveled metric is not to exceed 5% of the estimated total project costs. The bill would specify that mitigation measures to address a significant transportation impact as determined by the vehicle miles traveled metric that exceed the 5% limit are deemed to be economically infeasible for the purposes of CEQA. (Based on 03/19/2026 text)

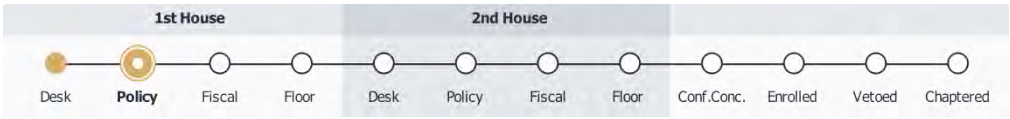
AB 2267 **(Garcia, D) State bridges and overpasses: suicide prevention.**

Current Text: 03/24/2026 - Amended **HTML PDF**

Introduced: 02/19/2026

Last Amended: 03/24/2026

Status: 03/25/2026 - Re-referred to Com. on TRANS.



Location: 03/09/2026 - Assembly Transportation

Summary: Existing law requires, beginning on or before July 1, 2028, the Department of Transportation, in consultation with the State Department of Public Health and in collaboration with impacted local governments, to incorporate suicide deterrent considerations in the updates of applicable guidance documents, as provided. This bill would require the Department of Transportation to additionally develop and maintain, beginning on or before July 1, 2029, a set of preapproved suicide prevention safety-barrier designs that local governments may use to install suicide prevention barriers, as provided. (Based on 03/24/2026 text)

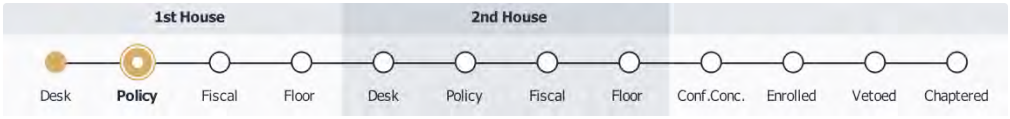
AB 2307 (Sanchez, R) Transportation: traffic signal synchronization pilot program: Western Riverside Council of Governments.

Current Text: 04/06/2026 - Amended **HTML PDF**

Introduced: 02/19/2026

Last Amended: 04/06/2026

Status: 04/07/2026 - Re-referred to Com. on TRANS.



Location: 03/09/2026 - Assembly Transportation

Summary: Would, until January 1, 2032, authorize the Western Riverside Council of Governments, in required coordination with the Department of Transportation, to establish and administer a traffic signal synchronization pilot program for its member local agencies to evaluate a regional model for coordinating traffic signal timing between state highways and local street and road systems, as specified. The bill would require the Western Riverside Council of Governments, in coordination with the department, to evaluate the effectiveness of the pilot program, including assessing its impacts on congestion, travel time reliability, operational efficiency, and vehicle emissions and to submit, on or before January 1, 2028, a specified report to the Legislature relating to the pilot program. This bill would make legislative findings and declarations as to the necessity of a special statute for the local agencies that constitute the Western Riverside Council of Governments. (Based on 04/06/2026 text)

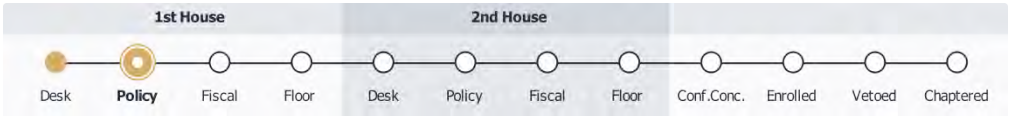
AB 2407 (Macedo, R) High-Speed Rail Authority Office of the Inspector General: contract reviews: audit standards.

Current Text: 03/09/2026 - Amended **HTML PDF**

Introduced: 02/20/2026

Last Amended: 03/09/2026

Status: 03/10/2026 - Re-referred to Com. on TRANS.



Location: 03/09/2026 - Assembly Transportation

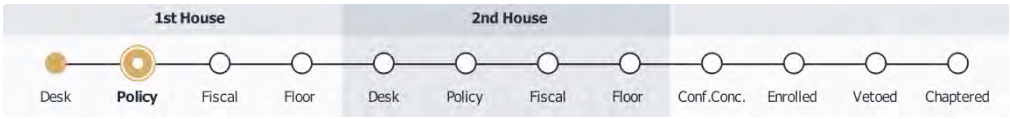
Summary: Existing law creates the High-Speed Rail Authority to develop and implement a high-speed rail system in the state. Existing law creates the High-Speed Rail Authority Office of the Inspector General and authorizes the High-Speed Rail Authority Inspector General to initiate an audit or review regarding oversight related to delivery of the high-speed rail project undertaken by the authority and the selection and oversight of contractors related to that project. Existing law imposes other duties and responsibilities on the Inspector General relating to the oversight of the authority, including the duty and responsibility to review the authority's contracts and contracting practices to determine whether they are, among other things, executed consistent with state and federal laws and policies. This bill would also impose on the Inspector General the duty and responsibility to review financial disclosures and identify conflicts of interest for officials who make, or participate in making, decisions to execute contracts, or contract changes, for the authority. (Based on 03/09/2026 text)

AB 2560 (Schultz, D) Climate Action Plan for Transportation Infrastructure: goals.

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 03/26/2026 - In committee: Hearing postponed by committee.



Location: 03/09/2026 - Assembly Transportation

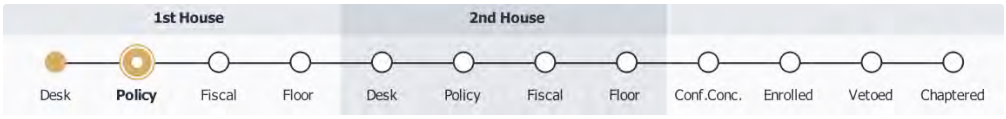
Summary: Current law provides for the funding of projects on the state highway system and other transportation improvements, including under the interregional transportation improvement program, the Transit and Intercity Rail Capital Program, a program within the Road Maintenance and Rehabilitation Program, commonly known as the Local Partnership Program, the Trade Corridor Enhancement Program, the Active Transportation Program, and the Solutions for Congested Corridors Program. This bill would establish the Climate Action Plan for Transportation Infrastructure (CAPTI) goals, and would authorize the Transportation Agency to update those CAPTI goals, as specified. The bill would require a project under the above-described programs to apply, where feasible, within the fix-it-first approach, the CAPTI goals as established or updated by the agency, as specified. (Based on 02/20/2026 text)

AB 2679 **(Hadwick, R) Road Maintenance and Rehabilitation Account: funding apportionments: cities.**

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 03/16/2026 - Referred to Com. on TRANS.



Location: 03/16/2026 - Assembly Transportation

Summary: Existing law creates the Road Maintenance and Rehabilitation Program to address deferred maintenance on the state highway system and the local street and road system. Existing law provides for the deposit of various moneys, including revenues from certain fuel taxes and vehicle fees, for the program into the Road Maintenance and Rehabilitation Account. Existing law requires funds available for the program to be allocated for various specified purposes and requires the remaining funds available for the program to be continuously appropriated, with 50% for allocation to the Department of Transportation and 50% for apportionment to cities and counties by the Controller. Of the funds to be apportioned to cities and counties, existing law requires the Controller to apportion 50% of those funds to counties pursuant to a specified formula and 50% of those funds to cities in the proportion that the total population of each city bears to the total population of all the cities in the state. This bill would require the Controller, with respect to the revenues apportioned to cities, to apportion a minimum of $200,000 to each city, regardless of its population size, in the 2027–28 fiscal year and each fiscal year thereafter. (Based on 02/20/2026 text)

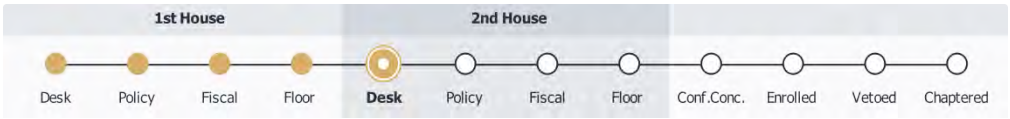
SB 667 **(Archuleta, D) Railroads: safety: wayside detectors.**

Current Text: 01/22/2026 - Amended **HTML PDF**

Introduced: 02/20/2025

Last Amended: 01/22/2026

Status: 01/27/2026 - Read third time. Passed. (Ayes 26. Noes 11.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.



Location: 01/27/2026 - Assembly DESK

Summary: The Federal Railroad Safety Act (FRSA) authorizes the United States Secretary of Transportation to prescribe regulations and issue orders for railroad safety and requires the United States Secretary of Homeland Security, when prescribing a security regulation or issuing a security order that affects the safety of railroad operations, to consult with the United States Secretary of Transportation. The FRSA provides for state participation in the enforcement of the safety regulations and orders issued by the United States Secretary of Transportation or the United States Secretary of Homeland Security, pursuant to an annual certification, and authorizes the respective secretaries to make an agreement with a state to provide investigative and surveillance activities. The FRSA provides that, to the extent practicable, laws, regulations, and orders related to railroad safety and security are required to be nationally uniform, but authorizes a state to adopt or continue in force a law, regulation, or order related to railroad safety or security until the United States Secretary of Transportation, with respect to railroad safety matters, or the United States Secretary of Homeland Security, with respect to railroad security matters, prescribes a regulation or issues an order covering the subject matter of the state requirement. A state is additionally authorized to adopt or continue in force an additional or more stringent law, regulation, or order related to railroad safety or security, when necessary to eliminate or reduce an essentially local safety or security hazard, that is not incompatible with a federal law, regulation, or order, and that does not unreasonably

burden interstate commerce. This bill would require a railroad corporation to install and operate a network of wayside detector systems on or adjacent to any track used by a freight train, require that each wayside detector system include a hot wheel bearing detector, and prescribe the maximum spacing for individual detection devices along a continuous track. (Based on 01/22/2026 text)

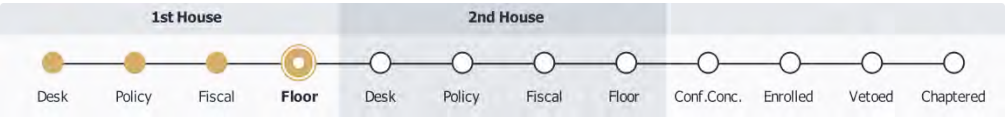
SB 922 **(Laird, D) Vehicles: local agency charges: use of streets or highways.**

Current Text: 03/11/2026 - Amended **HTML PDF**

Introduced: 01/28/2026

Last Amended: 03/11/2026

Status: 03/19/2026 - Read second time. Ordered to third reading.



Location: 03/19/2026 - Senate THIRD READING

Summary: Existing law prohibits a local agency from imposing a tax, permit fee, or other charge for the privilege of using its streets or highways, other than a permit fee for an extralegal load unless the local agency had imposed the fee prior to June 1, 1989. This bill would expressly limit this prohibition to charges based on weight. The bill would also explicitly state that a fee, charge, or surcharge imposed by or for a local agency to recover the cost of street maintenance and repair and other costs associated with the use of its streets, roads, or highways to provide public services or public works is not a tax, permit fee, or other charge that is prohibited by the provision above. (Based on 03/11/2026 text)

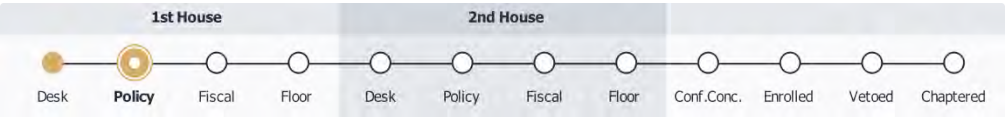
SB 1087 **(Cabaldon, D) Transportation planning: sustainable communities strategies: transportation funding programs.**

Current Text: 04/09/2026 - Amended **HTML PDF**

Introduced: 02/13/2026

Last Amended: 04/09/2026

Status: 04/09/2026 - Read second time and amended. Re-referred to Com. on TRANS.



Location: 04/08/2026 - Senate Transportation

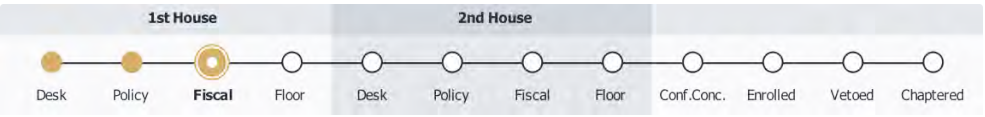
Summary: Existing law requires certain transportation planning agencies to prepare and adopt regional transportation plans directed at achieving a coordinated and balanced regional transportation system. Existing law requires a regional transportation plan to include a policy element, a sustainable communities strategy prepared by a metropolitan planning organization, an action element, and a financial element, as provided. Existing law requires those transportation planning agencies to adopt and submit every 4 years, except as provided, an updated regional transportation plan to the California Transportation Commission and the Department of Transportation. Existing law requires a sustainable communities strategy to achieve regional targets set by the State Air Resources Board for the reduction of greenhouse gas emissions from the automobile and light truck sector in the region for 2020 and 2035, respectively, and requires the state board to update those targets every 8 years, consistent with each metropolitan planning organization's timeframe for updating its regional transportation plan, as specified. Existing law establishes certain procedural requirements for setting and updating those targets and authorizes the state board to revise the targets every 4 years based on changes in specified factors. This bill would instead require, commencing with the first or 2nd regional transportation plan prepared on or after January 1, 2027, as determined by the applicable metropolitan planning organization, the regional transportation plan to include an 8-year sustainable communities strategy prepared by the metropolitan planning organization. (Based on 04/09/2026 text)

SB 1265 **(Richardson, D) California Alternative Energy and Advanced Transportation Financing Authority: financial assistance programs and products.**

Current Text: 02/19/2026 - Introduced **HTML PDF**

Introduced: 02/19/2026

Status: 04/07/2026 - VOTE: Do pass as amended, but first amend, and re-refer to the Committee on [Appropriations] (PASS)



Location: 04/07/2026 - Senate Appropriations

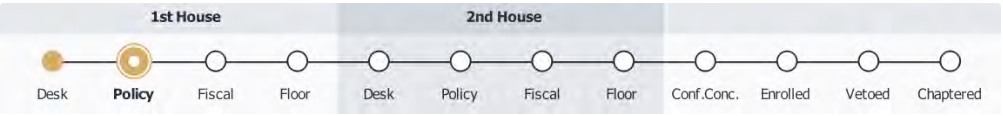
Summary: Under current law, the purpose of the California Alternative Energy and Advanced Transportation Financing Authority Act is to advance the state's goals of reducing the levels of greenhouse gas emissions, increasing the deployment of sustainable and renewable energy sources, implementing measures that increase the efficiency of the use of energy, creating high quality employment opportunities, and lessening the state's dependence on fossil fuels and to that end to provide an alternative method of financing in providing and promoting the establishment of facilities utilizing alternative methods and sources of energy and facilities needed for the development and commercialization of advanced transportation technologies. Current law establishes the California Alternative Energy and Advanced Transportation Financing Authority to carry out that purpose. This bill would authorize the authority, for that specified purpose, and with its own moneys or from moneys derived from other sources, to create its own financial assistance programs, financial assistance products, or both, on those terms and conditions the authority deems prudent. The bill would create the Alternative Energy and Advanced Transportation Expansion Fund in the State Treasury and would continuously appropriate all moneys in the fund to the authority for expenditure, as provided, and to defray the administrative costs of the authority. (Based on 02/19/2026 text)

SB 1292 **(Richardson, D) Enhanced curb management system.**

Current Text: 02/20/2026 - Introduced **HTML PDF**

Introduced: 02/20/2026

Status: 03/26/2026 - Set for hearing April 14.



Location: 03/04/2026 - Senate Transportation

Summary: Current law authorizes, until January 1, 2030, a local agency, as defined, to install automated forward facing parking control devices on city-owned or district-owned parking enforcement vehicles for the purpose of taking photographs of parking violations occurring in bicycle lanes. Existing law requires a designated employee of a city, county, city and county, or a contracted law enforcement agency for a special transit district, who is qualified by the city and county or the district to issue parking citations, to review photographs for the purpose of determining whether a parking violation occurred in a bicycle lane and to issue a notice of violation to the registered owner of a vehicle within 15 calendar days, as specified. Existing law requires these photographic records to be confidential and makes these records available only to public agencies to enforce parking violations. Existing law requires any local agency that implements this pilot program to report to specified committees of the Legislature on the system's effectiveness and impact on traffic outcomes, among other things, by December 31, 2028. This bill would authorize a local agency, as defined, to establish an enhanced curb management system (system) that records images of vehicles for the purpose of enforcing parking violations or automating parking payments if certain requirements are met. The bill would require the governing body of the local agency to adopt a public ordinance or resolution that would authorize the use of a system in specified locations, including, among others, passenger loading zones and commercial loading zones. The bill would require a local agency that automates parking payments by charging vehicles a fee for access to outline the fee, and any adjusted rates, in an ordinance or resolution. This bill contains other related provisions and other existing laws. (Based on 02/20/2026 text)

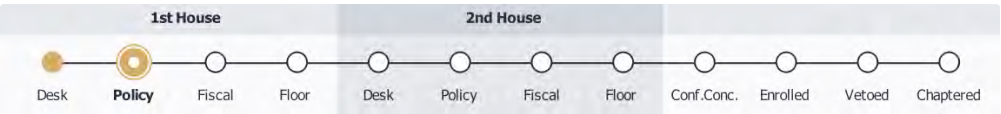
SB 1293 **(Alvarado-Gil, R) State highways: projects: notice.**

Current Text: 04/06/2026 - Amended **HTML PDF**

Introduced: 02/20/2026

Last Amended: 04/06/2026

Status: 04/06/2026 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on TRANS.



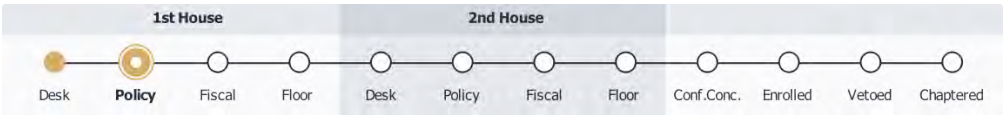
Location: 03/04/2026 - Senate Transportation

Summary: Would require the Department of Transportation to provide written notice of certain construction or maintenance projects within the right-of-way of a state highway in a county with a population of 60,000 people or fewer to a person who resides in, or a business that is located within, 5 miles of the project limits, as specified. The bill would also require the department to place the notice on its internet website. (Based on 04/06/2026 text)

SB 1334 **(Alvarado-Gil, R) Route 59: adoption.**

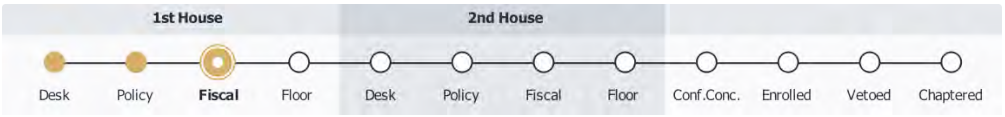
Current Text: 04/06/2026 - Amended **HTML PDF**

Introduced: 02/20/2026
Last Amended: 04/06/2026
Status: 04/06/2026 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on TRANS.



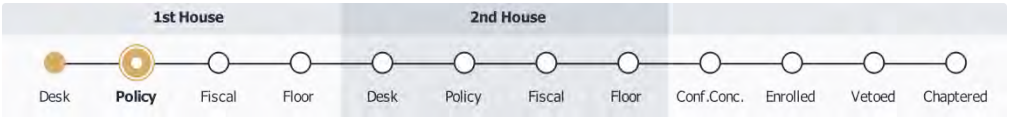
Location: 03/04/2026 - Senate Transportation
Summary: Existing law authorizes the California Transportation Commission to select, adopt, and determine the location for state highways on routes authorized by law, as specified. Existing law authorizes the commission to adopt an existing road as a state highway on an authorized route if the road is constructed to adequate standards. Existing law provides that State Highway Route 59 is from Route 152 northerly to Route 99 near the City of Merced and from Route 99 near the City of Merced to Snelling. This bill would, on or before December 31, 2030, require the commission to reach an agreement with the Counties of Merced, Stanislaus, and Tuolumne for the acquisition and adoption of county road J59 as a state highway, as specified. The bill would, on and after January 1, 2031, instead provide that State Highway Route 59 is from Route 152 northerly to Route 99 near the City of Merced and from Route 99 near the City of Merced to the junction of Routes 108 and 120. (Based on 04/06/2026 text)

SB 1337 **(Richardson, D) Transportation fuels: interagency working group.**
Current Text: 02/20/2026 - Introduced **HTML PDF**
Introduced: 02/20/2026
Status: 04/09/2026 - From committee: Do pass as amended and re-refer to Com. on APPR. (Ayes 15. Noes 0.) (April 7).



Location: 04/07/2026 - Senate Appropriations
Summary: Existing law establishes the Division of Petroleum Market Oversight to, among other things, provide independent oversight and analysis of the transportation fuels market for the protection of consumers by identifying market design flaws, market power abuses, and any other manner by which market participants act to harm competition or act contrary to the best interests of the consumers in the state. Existing law requires the director of the division, when requested, to appear before the appropriate policy committees of the Legislature to provide an update on the division's performance as compared to its objectives, the status of competition in the transportation fuels markets, and other information the committees request. This bill would establish an interagency workgroup led by the State Energy Resources Conservation and Development Commission and consisting of the State Lands Commission, relevant air districts, local governments, airports, and ports to do specified things, including, among other things, strengthen coordination and establish clear lines of communication to prioritize critical energy policies and regulations, as specified, and to propose opportunities for partnership between the Governor's office, state agencies, boards, commissions, offices, and other entities, as necessary, and the Legislature in order to advance solutions to strategically align regulations and permitting processes across all levels of government that could best support achievement of state policy goals. (Based on 02/20/2026 text)

SB 1382 **(Alvarado-Gil, R) Department of Transportation: mountain passes: openings.**
Current Text: 04/06/2026 - Amended **HTML PDF**
Introduced: 02/20/2026
Last Amended: 04/06/2026
Status: 04/06/2026 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on TRANS.



Location: 03/04/2026 - Senate Transportation
Summary: Existing law requires the Department of Transportation, on or before July 1, 1992, to adopt and implement a deicing policy for state highways, as specified. Existing law specifically requires the department to remove snow from a specified portion of Interstate Route 80, as specified. This bill would require, on or before April 1 of each year, the department, to the extent feasible, to notify an affected local official of the department's proposed schedule for opening a mountain pass, as defined. The bill would require the department to develop a

public outreach plan to inform the public about the closing and opening of a mountain pass, as specified. (Based on 04/06/2026 text)

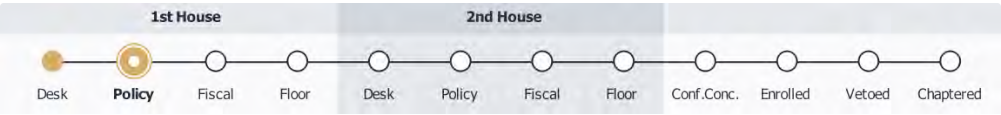
SB 1423 **(Stern, D) Transportation funding: State Transportation Improvement Program: Active Transportation Program.**

Current Text: 03/25/2026 - Amended **HTML PDF**

Introduced: 02/20/2026

Last Amended: 03/25/2026

Status: 04/08/2026 - Re-referred to Com. on TRANS.



Location: 04/08/2026 - Senate Transportation

Summary: Existing law generally provides for programming and allocation of available state and federal transportation funds for transportation capital improvement projects through the state transportation improvement program process administered by the California Transportation Commission. Existing law requires 25% of available funds to be programmed and expended on interregional improvement projects nominated by the Department of Transportation through the adoption of an interregional transportation improvement program, and 75% of available funds to be programmed and expended on regional improvement projects nominated by transportation planning agencies through the adoption of a regional transportation improvement program. This bill would require at least 50% of funds programmed in the interregional transportation improvement program, and 50% of funds programmed in a regional transportation improvement program, to be programmed for safe streets projects, as specified. (Based on 03/25/2026 text)

Water Supply and Conservation LAP

AB 35 **(Alvarez, D) Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024: Administrative Procedure Act: exemption: program guidelines and selection criteria.**

Current Text: 01/14/2026 - Amended **HTML PDF**

Introduced: 12/02/2024

Last Amended: 01/14/2026

Status: 01/27/2026 - In Senate. Read first time. To Com. on RLS. for assignment.



Location: 01/27/2026 - Senate Rules

Summary: The Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024, approved by the voters as Proposition 4 at the November 5, 2024, statewide general election, authorized the issuance of bonds in the amount of $10,000,000,000 pursuant to the State General Obligation Bond Law to finance projects for safe drinking water, drought, flood, and water resilience, wildfire and forest resilience, coastal resilience, extreme heat mitigation, biodiversity and nature-based climate solutions, climate-smart, sustainable, and resilient farms, ranches, and working lands, park creation and outdoor access, and clean air programs. Current law authorizes certain regulations needed to effectuate or implement programs of the act to be adopted as emergency regulations in accordance with the Administrative Procedure Act, as provided. Current law requires the emergency regulations to be filed with the Office of Administrative Law and requires the emergency regulations to remain in effect until repealed or amended by the adopting state agency. This bill, notwithstanding the above, would exempt the adoption of regulations needed to effectuate or implement programs of the act from the requirements of the Administrative Procedure Act, as provided. The bill would require a state entity that receives funding to administer a competitive grant program established using the Administrative Procedure Act exemption to do certain things, including develop draft project solicitation and evaluation guidelines and to submit those guidelines to the Secretary of the Natural Resources Agency, except as provided. The bill would require the Secretary of the Natural Resources Agency to post an electronic form of the guidelines submitted by a state entity and the subsequent verifications on the Natural Resources Agency's internet website. (Based on 01/14/2026 text)

AB 643 **(Wilson, D) Climate change: short-lived climate pollutants: organic waste reduction.**

Current Text: 01/14/2026 - Amended **HTML PDF**

Introduced: 02/13/2025

Last Amended: 01/14/2026

Status: 01/27/2026 - In Senate. Read first time. To Com. on RLS. for assignment.



Location: 01/27/2026 - Senate Rules

Summary: Current law establishes methane emissions reduction goals that include a target to reduce landfill disposal of organics by 75% of the 2014 level of the statewide disposal of organic waste by 2025. Current law requires the Department of Resources Recycling and Recovery, in consultation with the State Air Resources Board, to adopt regulations to achieve organic waste reduction goals. Current law authorizes a local jurisdiction to count compost produced and procured from specified compost operations towards its recovered organic waste procurement target. This bill would authorize a local jurisdiction to include organic material used as a beneficial agricultural amendment towards its recovered organic waste procurement target if the material is processed at a facility authorized by the department using specified approved technologies, the material is licensed for end use as an agricultural fertilizer by the Department of Food and Agriculture, as provided, and the material is not derived from, or processed using, specified activities relating to the final deposition or management of solid waste, as provided. (Based on 01/14/2026 text)

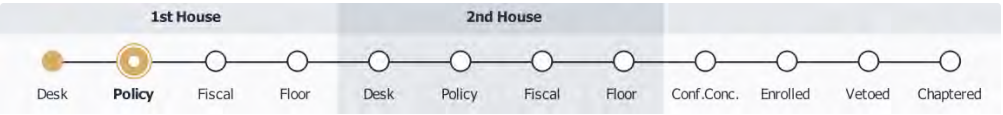
AB 2619 **(Papan, D) Water resources: data centers.**

Current Text: 04/08/2026 - Amended **HTML PDF**

Introduced: 02/20/2026

Last Amended: 04/08/2026

Status: 04/09/2026 - Re-referred to Com. on W., P., & W.



Location: 03/09/2026 - Assembly Water, Parks and Wildlife

Summary: Existing law authorizes the legislative body of an incorporated city and the county board of supervisors to license businesses carried on within their respective jurisdictions and to set license fees, as specified. This bill would require a person who owns or operates a data center, prior to applying to a city or a county for an initial business license, equivalent instrument, or permit, to provide its water supplier, under penalty of perjury, an estimate of the expected water use, the anticipated source of water, and the data center's projected water use volume for the maximum day, maximum month, and average year. When applying to a city or county for an initial business license, the bill would require a person who owns or operates a data center to report, under penalty of perjury, on the application, an estimate of the expected water use, the anticipated source of water, and the data center's projected water use volume for the maximum day, maximum month, and average year. When applying to a city or county for a renewal of a business license, equivalent instrument, or permit, the bill would require a person who owns or operates a data center to report, under penalty of perjury, on the application, the data center's annual water use for the preceding calendar year, including total water use, direct water use, and indirect water use, as prescribed. (Based on 04/08/2026 text)

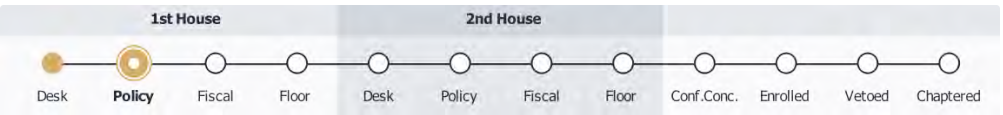
AB 2777 **(Committee on Environmental Safety and Toxic Materials) State Water Pollution Control Revolving Fund program: loans: outdoor eating areas: water reuse.**

Current Text: 03/26/2026 - Amended **HTML PDF**

Introduced: 02/24/2026

Last Amended: 03/26/2026

Status: 04/06/2026 - Re-referred to Com. on E.S & T.M.



Location: 03/16/2026 - Assembly Environmental Safety and Toxic Materials

Summary: Existing law establishes the State Water Pollution Control Revolving Fund program, pursuant to which state and federal funds are continuously appropriated from the State Water Pollution Control Revolving Fund to the State Water Resources Control Board for loans and other financial assistance for purposes related to the federal Clean Water Act. Existing law establishes the State Water Pollution Control Revolving Fund Administration Fund (administration fund) to provide funds, upon appropriation by the Legislature, to be expended by the state board for payment of the reasonable costs of administering the State Water Pollution Control Revolving Fund. Existing law authorizes the state board to assess an annual charge for financial assistance services, not to exceed 1% of the financial assistance repayment amount and computed according to the true interest cost method, as provided, and requires those annual charges to be deposited into the administration fund. Existing law authorizes the financial service rate to be applied at any time during the term of the financial assistance and requires the rate to remain unchanged for the duration of the financial assistance. Existing law prohibits the financial assistance

rate from increasing the financial assistance repayment amount after being applied. Existing law requires the state board to, at least once each fiscal year, adjust the financial assistance service rate. Existing law requires the state board to set the total amount of revenue collected each year through the annual charges at an amount that is equal as practicable to the appropriation amount set forth in the annual Budget Act. This bill would additionally authorize the state board to assess fees in place of an annual charge for financial assistance and would authorize the fees or annual charge to be assessed at any rate as permitted by federal law. (Based on 03/26/2026 text)

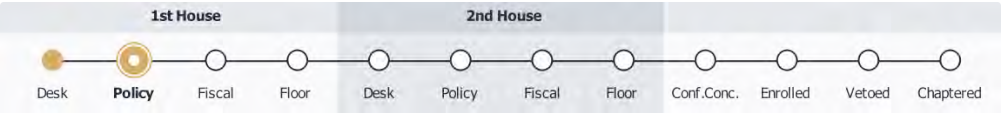
SB 1153 **(Caballero, D) Disaster preparedness: urban retail water suppliers and public water systems: wildfire.**

Current Text: 04/06/2026 - Amended **HTML PDF**

Introduced: 02/18/2026

Last Amended: 04/06/2026

Status: 04/08/2026 - April 14 hearing postponed by committee.



Location: 03/24/2026 - Senate Natural Resources and Water

Summary: The California Emergency Services Act requires all public water systems, as defined, with 10,000 or more service connections to review and revise their disaster preparedness plans in conjunction with related agencies, including, but not limited to, local fire departments and the Office of Emergency Services, to ensure that the plans are sufficient to address possible disaster scenarios. A person, as defined, who violates the provisions of this act is guilty of a misdemeanor. This bill, beginning January 1, 2028, would require all urban retail water suppliers, as defined, serving a high or very high fire hazard severity zone to include incident-specific response procedures for wildfires as part of their disaster preparedness plans, including any applicable emergency response plan as required by federal law. The bill would require these plans to include, among other things, mitigation actions, including actions, procedures, and equipment, that can obviate or significantly lessen the impact of a wildfire on the water system and the supply of drinking water provided by the water supplier. (Based on 04/06/2026 text)

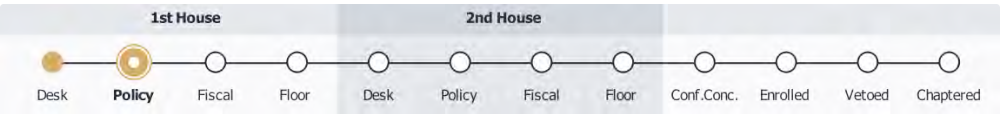
SB 1313 **(McNerney, D) Drinking water: perfluoroalkyl and polyfluoroalkyl substances.**

Current Text: 04/06/2026 - Amended **HTML PDF**

Introduced: 02/20/2026

Last Amended: 04/06/2026

Status: 04/06/2026 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on E.Q.



Location: 03/04/2026 - Senate Environmental Quality

Summary: Existing law establishes the Safe Drinking Water State Revolving Fund, and moneys in the fund are continuously appropriated to the State Water Resources Control Board for the provision of grants and revolving fund loans to provide for the design and construction of projects for public water systems that will enable suppliers to meet safe drinking water standards. Existing law provides that moneys in the fund and the special accounts may be expended for additional purposes provided in the federal Safe Drinking Water Act. This bill would provide that moneys in the fund and special accounts may be considered eligible and expended for projects that address perfluoroalkyl and polyfluoroalkyl substances in drinking water, consistent with the federal Safe Drinking Water Act. (Based on 04/06/2026 text)

26-462 Agenda Date: 4/21/2026

REPORT TO COUNCIL

SUBJECT
Authorize the City Manager to execute the 2026-2029 Memorandum of Understanding Between the City of Santa Clara and the Santa Clara Firefighters, International Association of Firefighters, Local 1171 (Unit 1), Approve a Corresponding Update to the Unit 1 Classified Salary Plan, and Approve Related Budget Amendment

BACKGROUND
The Santa Clara Firefighters, International Association of Firefighters, Local 1171 (Unit 1) Memorandum of Understanding (MOU) expired on or about December 31, 2025. The City and Unit 1 began negotiations on a successor MOU in June 2025 and met approximately eleven (11) times, including pre-impasse mediation. On or about April 9, 2026, the City and Unit 1 reached a Mediation Joint Recommendation on terms for a successor MOU. Prior to the Council meeting, Unit 1 will notify the City whether the Mediation Joint Recommendation was ratified by Unit 1 membership.

Updated Salary Plan
Section 9 of the Personnel and Salary Resolution requires City Council approval of compensation plans for both classified and unclassified positions. California Code Regulations Section 570.5 requires the adoption of updated publicly available salary schedules by the governing body. The attached Resolution approves the updated salary plan for all classifications represented by Unit 1 consistent with the terms of the subject MOU.

DISCUSSION
The recommended action authorizes the City Manager to execute a successor Memorandum of Understanding with a term of January 1, 2026, through and including December 31, 2029, that incorporates the terms of the Mediation Joint Recommendation on a successor MOU.

The following is a summary of the notable provisions of the Mediation Joint Recommendation, and a complete copy of the Mediation Joint Recommendation is attached.

Term:
January 1, 2026 - December 31, 2029

Wages:
Effective the first pay period after Council adoption, all salary ranges for employees holding positions in classifications assigned to Unit 1 shall be increased by approximately 6.0%.

Effective the first pay period after January 1, 2027, all salary ranges for employees holding positions in classifications assigned to Unit 1 shall be increased by approximately 4.5%.

Effective the first pay period after January 1, 2028, all salary ranges for employees holding positions in classifications assigned to Unit 1 shall be increased by approximately 3.5%.

Effective the first pay period after January 1, 2029, all salary ranges for employees holding positions in classifications assigned to Unit 1 shall be increased by approximately 3.5%.

One-Time Non-Pensionable Discretionary Cash Payment:
In recognition of, and to help secure the employees' speedy ratification of this MOU, the City has exercised its discretion to provide a one-time discretionary cash payment of $4,000 for regular employees (pro-rated for part-time employees) in the bargaining unit following Council approval of this MOU. The Parties intend and understand that this lump sum payment is non-pensionable and will not be reported to CalPERS. An employee must be employed in a classification assigned to Unit 1 at the time the one-time discretionary cash payment is made to receive the payment.

Firefighter I/II:
Effective the first pay period of calendar year 2028, the Firefighter I (Job Code 487) classification will be retitled to Recruit Firefighter with an annual base salary of approximately $100,000, and the Firefighter II (Job Code 480) shall be retitled to Firefighter. The Recruit Firefighter shall be an unclassified, non-sworn employee. Upon successful completion of the Fire Academy, an employee in the Recruit Firefighter classification shall be promoted to the sworn Firefighter classification the first full pay period after successful completion of the Fire Academy.

Paramedic Premium Pay:
Effective the first pay period after Council adoption, the Paramedic Premium Pay shall be increased from approximately ten and two-thirds percent (10.32%) currently to approximately twelve percent (12%) of the biweekly rate of Step 5 of Firefighter II (Job Code 480S).

40-Hour Assignment Pay:
Effective the first pay period after Council adoption, the special assignment pay for eligible employees on a 40-hour schedule will be increased from approximately twelve and one-half percent (12.5%) currently to approximately fifteen percent (15%).

Life Insurance:
Effective January 1, 2027, the City will provide life insurance coverage in the amount of $50,000 for each full-time employee who is eligible for and a subscriber to life insurance benefits in accordance with the City’s group life insurance policy. This reflects an increase from the current coverage amount of $10,000.

Vision Insurance:
Effective January 1, 2027, the City will pay towards the vision insurance premium an amount equal to the lowest cost employee only vision premium for those employees enrolled in the City’s vision plan.

Personal Leave:
Effective the first pay period after Council adoption, shift personnel shall be entitled to use a maximum of seventy-two (72) hours of accrued sick leave as personal leave, reflecting an increase from the current maximum of sixty hours (60).

Compensatory Time Off (CTO) Cashout:

Effective the first pay period after Council adoption, employees in classifications assigned to Unit 1 shall no longer be able to cash out any earned but unused Compensatory Time Off.

Overtime:
Effective the first pay period after Council adoption, Unit 1 employees who work overtime for NFL games at Levi's Stadium will be paid at time and one half (1.5) of their base pay instead of the double time rate.

Vacation:
Effective the first pay period after Council adoption, the Maximum Vacation Accrual limit shall be increased from four hundred hours (400) to four hundred and eighty (480) hours for 40-hour employees. Employees will no longer be able to accrue vacation hours above the Maximum Vacation Accrual limit.

Grievances:
The Mediation Joint Recommendation also settles two (2) outstanding grievances involving the Assistant Training Officer (ATO) and Super Bowl LX.

Updated Salary Plan:
The City of Santa Clara contracts with the California Public Employees' Retirement System (CalPERS) to provide retirement benefits for employees in both classified and unclassified positions. When the City makes modifications to the salary schedules for its classified or unclassified positions, the City Council must approve and adopt the publicly available salary schedules to comply with California Code of Regulations (CCR) section 570.5. The Classified Salary Plan has been modified to reflect the 6.0% salary range increase for classifications assigned to Unit 1.

ENVIRONMENTAL REVIEW
The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(5) in that it is a governmental organizational or administrative activity that will not result in direct or indirect changes in the environment.

FISCAL IMPACT
The City regularly budgets the total compensation cost for its current employees and integrates known and projected cost increases from MOUs in the City's annual budget. The ten-year General Fund forecast also incorporates the projected labor costs. The costs of this MOU are within budget authority approved by the City Council through the negotiation process.

The chart below reflects the estimated changes in costs in the General Fund as well as all funds over the term of the MOU.

Estimated Costs

Item	Description	Estimated Cost
Wages		
Wages (2026)	6% wage increase	$2.4 M
Wages (January 2027)	4.5% wage increase	$1.9 M

Wages (January 2028)	3.5% wage increase	$1.6 M
Wages (January 2029)	3.5% wage increase	$1.6 M
Total Wages		$7.5 M
Paramedic Premium Pay (2026)	12% of Step 5 Firefighter II	$145 K (1st year cost)
40-Hour Assignment Pay (2026)	15%	$41 K (1st year cost)
Life Insurance (2027)	$50K per employee	$13 K (1st year cost)
Vision Insurance (2027)	Lowest cost employee only premium	$7 K (1st year cost)
Firefighter I/II (2028)	Consolidation of classification	$291 K (1st year cost)
Total Ongoing Costs		$8.0 M
One-Time Costs		
One-time Non-pensionable Discretionary Cash Payment (2026)	$4,000 (one-time)	$576 K
Total One-Time Costs		$576 K

In FY 2025/26, the costs associated with the negotiated agreement are approximately $1.0 million for the last two months of the fiscal year, including the one-time lump sum payment of $576,000. In future years, the costs for this contract will be factored into the annual budgets.

A budget adjustment is recommended in the General Fund to add $576,000 to the Fire Department budget to cover the one-time lump sum payment, funded by the unrestricted ending fund balance.

Budget Amendment
FY 2025/26

	Current	Increase/ (Decrease)	Revised
General Fund			
Expenditures			
Fire Department	$70,452,267	$576,000	$71,028,267
Fund Balance			
Unrestricted Fund Balance	$2,698,207	($576,000)	$2,122,207

COORDINATION
This report has been coordinated with the Finance Department and City Attorney's Office.

PUBLIC CONTACT
Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at

(408) 615-2220, email clerk@santaclaraca.gov, or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

1. Authorize the City Manager to execute a 2026-2029 Memorandum of Understanding and any related Side Letter Agreements Between the City of Santa Clara and the Santa Clara Firefighters, International Association of Firefighters, Local 1171 (Unit 1) on the terms presented, as reflected in the Mediation Joint Recommendation, in a final form approved by the City Attorney;
2. Adopt a Resolution Updating the Salary Plan for various Unit 1 classified positions to satisfy the requirements of California Code of Regulations Section 570.5; and
3. Approve the FY 2025/26 budget amendment in the General Fund to increase the Fire Department appropriation by $576,000 and decrease the unrestricted ending fund balance by $576,000 (five affirmative Council votes required for the use of unused balances).

Reviewed by: Marco Mercado, Acting Director of Human Resources
Approved by: Jōvan D. Grogan, City Manager

ATTACHMENTS

1. City-IAFF Local 1171 (Unit 1) Mediation Joint Recommendation
2. Classified Salary Plan (Effective April 26, 2026) and Approved April 21, 2026
3. Resolution Approving Updated Classified Salary Plan Effective April 26, 2026

CITY OF SANTA CLARA – IAFF Local 1171 (UNIT 1)
2025 NEGOTIATIONS
MEDIATION JOINT RECOMMENDATION**

TERM

- January 1, 2026 – December 31, 2029

WAGES

- 2026: 6.0% general wage increase effective the first full pay period after City Council approval. Effective the first full pay period after City Council approval, all salary ranges for employees holding positions in classifications assigned to Unit 1 shall be increased by approximately 6.0%.

- 2027: 4.5% general wage increase effective calendar year 2027. Effective December 20, 2026 (the first pay period of calendar year 2027), all salary ranges for employees holding positions in classifications assigned to Unit 1 shall be increased by approximately 4.5%.

- 2028: 3.5% general wage increase effective calendar year 2028. Effective the first pay period of calendar year 2028, all salary ranges for employees holding positions in classifications assigned to Unit 1 shall be increased by approximately 3.5%.

- 2029: 3.5% general wage increase effective calendar year 2029. Effective the first pay period of calendar year 2029, all salary ranges for employees holding positions in classifications assigned to Unit 1 shall be increased by approximately 3.5%.

- The Total Compensation and Adjustment of Total Compensation sections shall remain suspended for the duration of the MOU.

- See attached

LUMP SUM PAYMENT

- $4,000 per employee; see attached

FIREFIGHTER I/II

- See attached

PARAMEDIC PREMIUM PAY

- See attached

40-HOUR ASSIGNMENT PAY

- As proposed in the City's Package Proposal B; see attached

LIFE INSURANCE

- See attached

VISION INSURANCE

- See attached

PERSONAL LEAVE

- As proposed in the City's Package Proposal A; see attached

CTO PAYOUT

- As proposed in the City's Package Proposal A; see attached

OVERTIME

- As proposed in the City's Package Proposal A; see attached

VACATION

- See attached

ASSISTANT TRAINING OFFICER GRIEVANCE

In settlement of this grievance:

1. The City will recruit for the Assistant Training Officer classification (Job Code 233) in accordance with the City's Civil Service Rules, including but not limited to any currently applicable probationary periods. Hiring decision remain at the sole discretion of the City.
2. Unit 1 agrees to withdraw the grievance.

SUPER BOWL LX GRIEVANCE

This settlement and release agreement is entered into between the City of Santa Clara ("City") and IAFF Local 171 Santa Clara ("Unit 1") and may be referred to as a Party or Parties.

Unit 1 submitted a grievance on or about February 12, 2026, alleging its members were entitled to double time for hours worked between February 1, 2026 and February 7, 2026 ("Grievance"). A grievance hearing was held on or about March 13, 2026.

The Parties acknowledge the City has entered into cost sharing agreements with the Stadium Authority and the Bay Area Host Committee concerning costs and expenses relating to the SBLX. The Parties acknowledge the City is subject to determinations of the Stadium Authority and Bay Area Host Committee and shall submit a claim for reimbursement of costs including but not limited to labor costs Unit 1 claims.

The Parties wish to resolve all disputes and claims concerning the Grievance. This settlement is a compromise of disputed claims and is not an admission by any Party of any liability. The City specifically denies any wrongdoing of any kind whatsoever and enters into this Agreement to avoid the further costs of litigation.

In settlement of the Grievance, the parties agree to the following:

1. The City shall pay employees the double time rate for hours worked for actual operations worked during the SBLX deployment period from February 1, 2026, through February 7, 2026. It should be noted employees have already been paid at the 1.5x rate for these hours and that the City will pay the additional 0.5x rate as part of this settlement.
2. Unit 1 agrees to withdraw the Grievance and release the City from all claims related to SBLX and accept the determination of the Stadium Authority and Bay Area Host Committee whether the City shall receive reimbursement for Unit 1's claims.

HOUSEKEEPING

- TBD

***** THIS MEDIATION JOINT RECOMMENDATION IS SUBMITTED IN AN ATTEMPT TO REACH A SETTLEMENT ON A SUCCESSOR MEMORANDUM OF UNDERSTANDING. IN THE EVENT THE JOINT MEDIATION RECOMMENDATION IS NOT ACCEPTED IN ITS ENTIRETY, THE PARTIES RESERVE THE RIGHT TO MODIFY, AMEND AND/OR ADD PROPOSALS.***

FOR THE CITY:

4/9/26

Jōvan D. Grogan — Date
City Manager

FOR THE UNION:

Matt Sellers 4/8/2026

Matt Sellers — Date
President, IAFF Local 1171 (Unit 1)

CITY and Unit 1 Negotiations – Wages

Proposed Language: [1]

3.1 WAGES

A. Effective the first full pay period after City Council approval of this MOU, all salary ranges for employees holding positions in classifications assigned to the Union shall be increased by approximately 6.0%. ~~Effective December 27, 2020, all salary ranges in classifications assigned to the Union shall remain status quo.~~

B. Effective December ~~26, 2021~~20, 2026 (the first pay period of calendar year ~~2022~~2027), all salary ranges holding positions in classifications assigned to the Union shall ~~remain status quo~~be increased by approximately 4.5%.

C. Effective ~~December 25, 2022 (~~the first pay period of calendar year ~~2023~~2028~~)~~, all salary ranges for employees holding positions in classifications assigned to the Union shall be increased by approximately ~~5.0%~~3.5%.

D. Effective the first pay period of calendar year ~~2024~~2029, all salary ranges for employees holding positions in classifications assigned to the Union shall be increased by approximately ~~4.0%~~3.5%.

~~E. Effective the first pay period of calendar year 2025, all salary ranges for employees holding positions in classifications assigned to the Union shall be increased by approximately 2.5%.~~

~~F~~E. In recognition of, and to help secure the employees' speedy ratification of this MOU, the City has exercised its discretion to provide a one-time discretionary cash payment of ~~$5,000~~$2,000~~$4,000~~ for regular employees (pro-rated for part-time employees) in the bargaining unit following Council approval of this MOU. The Parties intend and understand that this lump sum payment is non-pensionable and will not be reported to CalPERS.

This one-time discretionary cash payment shall only be paid as follows:

Employees who were employed in a classification assigned to the bargaining unit at the time of the disbursement, which is estimated to occur after the first pay period after Council approval of this MOU. The one-time discretionary cash payment shall be paid on ~~a~~ the pay day ~~after~~ associated with the first full pay period after Council approval of this MOU

[1] ***The proposed language is subject to review and approval by the City Attorney's Office***

SIDE LETTER AGREEMENT

BETWEEN

THE CITY OF SANTA CLARA

AND

SANTA CLARA FIREFIGHTERS, IAFF LOCAL 1171 (UNIT 1)

FIREFIGHTER I/II

Effective January 1, ~~2029~~2028, the City and Unit 1 agree to the following regarding the consolidation of the Firefighter I/II classifications:

1. The Firefighter I (Job Code 487) shall be retitled as Recruit Firefighter (hereafter, "Recruit").

    a. The Recruit classification shall have a base salary of $100,000 annually and be represented by Unit 1, and eligible for the same benefits available to Unit 1 subject to the terms of this Side Letter.

    b. The Recruit classification shall be deemed as an unclassified non-sworn temporary classification and must graduate from the Fire Academy and be appointed into the sworn Firefighter classification described in Section 2 below in order to continue employment with the City.

    c. The Recruit classification shall be enrolled in the PARS retirement system in lieu of participation in CalPERS and Social Security. If a Recruit has been previously employed by a CalPERS employer and have funds on deposit with CalPERS, the Recruit may be enrolled in CalPERS as a Miscellaneous employee.

    d. Upon successful completion of the Fire Academy, an employee in the Recruit classification shall be promoted to the sworn Firefighter classification described in Section 2 below, and effective the beginning of the first full pay period after successful completion of the Fire Academy.

2. The Firefighter II (Job Code 480) shall be retitled to Firefighter.

3. The City will make any administrative changes necessary to implement the terms of this Side Letter, including but not limited to, creating the Recruit job classification specification.

This Side Letter Agreement is considered part of the tentative agreement for a successor Memorandum of Understanding (or "MOU") between the parties, and shall become effective only as part of the overall tentative agreement for a successor MOU, and when signed by all parties below and approved by City Council.

FOR THE CITY:

Jōvan D. Grogan Date
City Manager

FOR UNIT 1:

Matt Sellers 4/8/2026

Matt Sellers Date
President

CITY and Unit 1 Negotiations – Paramedic Assignment Pay

Proposed Language: [1]

3.11 SPECIAL ASSIGNMENT PAY

A. Paramedic Assignment

1. ~~1.~~ The represented classifications of Firefighter, Driver/Engineer and Fire Captain who are assigned to perform as Fire Paramedics assigned on a 24 hour shift basis will be entitled to the whole dollar amount difference between the "Step 5" Firefighter salary Range C1-30 and Range C1-34.

   a. Effective the first full pay period after City Council approval of the MOU, employees in the classifications of Firefighter, Driver/Engineer and Fire Captain who are assigned to perform as Fire Paramedics assigned on a 24 hour shift basis will be entitled to a biweekly Paramedic Assignment premium pay equivalent to approximately twelve percent (12%) of the biweekly rate of Step 5 of Firefighter II (Job Code 480S).

2. Employees in the classes of Firefighter, Driver/Engineer and Fire Captain must meet the minimum standard required for the Fire Paramedics and be accredited for practice within Santa Clara County prior to becoming eligible for consideration for Paramedic assignment.

3. It is the intent of this program to allocate assignment opportunities in each of the classes of Firefighter, Driver/Engineer and Fire Captain as determined through the budget process each year and those assignments be filled based on seniority bid within each classification. Bid assignments will be for a minimum of one (1) year.

4. Eligible represented classes may be assigned to work as a Fire Paramedic through the normal assignment practice and will be eligible for the same premium payment as if assigned through the bid system

[1] ***The proposed language is subject to review and approval by the City Attorney's Office***

CITY and Unit 1 Negotiations – 40-Hour Assignment Pay

Proposed Language: [1]

3.11 SPECIAL ASSIGNMENT PAY

B. Training Assignments & Other 40-Hour Assignments

1. Employees assigned to Training, Field Operations, EMS or Administration on a 40-hour schedule or to a special assignment on a 40-hour schedule will receive ~~12.5%~~ 15% training / 40-hour assignment pay. Employees temporarily assigned, including but not limited to modified duty, to a 40-hour schedule are not eligible for the ~~12.5%~~ 15% training / 40-hour assignment pay. Paramedics will be allowed to keep receiving paramedic pay while in a training or other 40-hour special assignment. ATOs will continue to receive an additional 5.0% out of class pay. Holiday pay (7.5%) and FLSA pay will not be paid to those on a 40-hour assignment but those on that schedule will receive the benefit of the thirteen (13) City holidays designated in this MOU.

[1] ***The proposed language is subject to review and approval by the City Attorney's Office***

CITY and Unit 1 Negotiations – Life Insurance

Proposed Language: [1]

5.3 LIFE INSURANCE

The City agrees to provide Life Insurance Coverage in the amount of $10,000 for each full-time employee who is eligible for and a subscriber to life insurance benefits in accordance with the City's group life insurance policy. Effective January 1, 2027, the City will provide Life Insurance Coverage in the amount of $50,000 for each full-time employee who is eligible for and a subscriber to life insurance benefits in accordance with the City's group life insurance policy.

A. The City further agrees that it will allow eligible active employees to purchase additional Life Insurance Coverage at the rate available to the City.

B. For Basic Life Insurance provided by the City, should the City change Life insurance carriers, all eligible full-time employees on paid status shall be covered by the Basic Life Insurance plan provided by the City

[1] ***The proposed language is subject to review and approval by the City Attorney's Office***

CITY and Unit 1 Negotiations – Vision Insurance

Proposed Language: [1]

(NEW) VISION INSURNACE

Effective January 1, 2027, for persons enrolled in the City's VSP vision plan, the City will pay toward vision insurance premiums an amount equal to the lowest cost employee only vision premium. Participation is voluntary. Employees that do not choose to enroll in a vision plan are not entitled to the benefit of City contributions to vision premiums described in this paragraph.

[1] ***The proposed language is subject to review and approval by the City Attorney's Office***

CITY and Unit 1 Negotiations – Personal Leave

Proposed Language: [1]

6.2 SICK LEAVE/FAMILY SICK LEAVE/PERSONAL LEAVE

C. Personal Leave

1. Each calendar year, an employee is entitled to use a maximum of ~~60~~ 72 hours (shift personnel) or 32 hours (non-shift personnel) of accrued Sick Leave as Personal Leave, provided that he/she has sufficient sick leave balance available. Minimum Personal Leave usage shall be four (4) hours (which rule shall govern even if the employee signed up for personal leave use prior to Council approval for a date after Council approval).

2. Personal leave is intended to provide the employee with short notice time off with pay to attend to personal business that may arise from time to time during the year. Personal leave may be used to supplement sick leave as required. Personal leave may not be combined with vacation or CTO usage unless the usage is in conjunction with supplementing sick leave or the combined usage is not more than a regular work shift.

3. One additional twelve (12) hour overtime call back per shift in the Fire Protection Division will be granted for Personal Leave. Except for the overtime call back as outlined, Personal Leave use requests will be granted subject to available staffing. Personal Leave may be granted for the entire shift when requested. Employees working in other divisions are granted Personal Leave based upon that division's ability to allow time off.

4. The employee has an obligation to provide as much notice as possible, preferably one hour prior to the start of the shift, except in emergencies, so as to allow for proper scheduling by the department.

5. An employee must submit or cancel for Personal Leave by 0530 of the first shift of the set affected.

6. Notwithstanding the foregoing provisions, the Department may allow, subject to the needs of the Department at the time of request, for Personal Leave usage as requested by the employee which may not comply with paragraphs 2, 3, or 4.

7. The adoption of this program does not modify the existing ability of the employee to exchange accrued Sick Leave for vacation as provided and defined in the Personnel and Salary Resolution.

[1] ***The proposed language is subject to review and approval by the City Attorney's Office***

CITY and Unit 1 Negotiations – Compensatory Time Off

Proposed Language: [1]

3.6 FAIR LABOR STANDARDS ACT (FLSA) AND OVERTIME

A. Work Cycle:

The monthly salary for employees who are assigned to work a 24 hour schedule will be adjusted by 1.75% rounded to the nearest whole dollar as full satisfaction of the City's obligatory payment of regularly scheduled overtime hours worked during the current 24 day FLSA work period / duty cycle. This practice replaces the past practice of payment of 2.0% and the prior practice of payment of up to 10 hours at the half-time rate for employees who work more than 182 regular work hours during the FLSA cycle.

B. Compensatory Time Off:

Employees may be compensated for overtime in the form of salary payment of, at the request of the employee and approval of the Fire Chief, Compensatory Time Off (CTO) at the 1 ½ time factor for the hours worked. The determination for the type of compensation received shall be that of the employee as long as it is consistent with departmental policies. The maximum allowable CTO accrual for represented employees shall not exceed one-hundred and twenty (120) hours.

Employees may use CTO accruals in lieu of vacation for any vacation awarded through the Crewsense submittal process. CTO may not be used for an vacation (VAC) selected in the annual vacation selection process.

Under no circumstances shall accrued CTO be paid out in cash while the employee remains in City service. Only at the time of separation from City Service shall any unused CTO remaining be eligible for a cash payout.

C. MOU Overtime:

The City pays overtime under this MOU ("MOU Overtime") for all hours worked outside an employee's regular work schedule at 1.5 times the applicable base salary schedule, plus out of class pay when applicable.

D. FLSA Overtime:

Employees shall be paid for all FLSA qualifying overtime hours worked at 1.5 times the FLSA regular rate as defined by the FLSA and applicable law, with amounts owed by the City for FLSA overtime hours worked subject to any applicable credits under the FLSA and FLSA regulations.

[1] ***The proposed language is subject to review and approval by the City Attorney's Office***

CITY and Unit 1 Negotiations – Overtime

Proposed Language: [1]

3.7 OVERTIME (EMERGENCY)

A. Unscheduled Continuation of Shift: Represented employees shall be compensated at the time and one-half (1 ½) rate for actual hours worked (in 15-minute increments) for any unscheduled continued duty hours at the end of a shift.

B. Emergency Call-backs: Call back Emergency Overtime will continue to be compensated at time and one-half (1 1/2) for a minimum three-hour period and then for all time worked in excess of three hours in 15-minute increments.

C. Levi's Stadium: Bargaining unit members who work overtime for any event ~~at NFL games~~ at Levi's Stadium will be paid at time and one-half (1 ½) of the employee's base pay.~~the double time rate for that work.~~ Overtime under this section will be for pay only and employees may not elect to earn CTO for that work. ~~However, the parties acknowledge that the issue of full reimbursement to the City or Stadium Authority for public safety costs is currently under litigation. In the event a court of competent jurisdiction or arbitrator issues a binding decision permitting less than full reimbursement to the City or Stadium Authority for public safety costs including the payment of the overtime rate listed herein, this section will immediately reopen and the parties will meet and confer over changes to this section. From the time the contract reopens until agreement is reached, overtime will be paid at time and one-half.~~

[1] ***The proposed language is subject to review and approval by the City Attorney's Office***

CITY and Unit 1 Negotiations – Vacation Leave

Proposed Language: [1]

6.1 VACATION ACCRUAL AND USAGE

A. Annual and maximum vacation accrual rates, calculated to four decimal points for accuracy, are as follows:

1. 40 HOUR EMPLOYEES

COMPLETED YEARS OF SERVICE	ANNUAL ACCRUAL	MAXIMUM ACCRUAL
Start of year 1 through end of year 9	15 days/120 hrs.	~~400~~ 480 hours
Start of year 10 through end of year 15	20 days/160 hrs.	~~400~~ 480 hours
Start of year 16 through end of year 20	22 days/176 hrs.	~~400~~ 480 hours
Start of year 21 and over	24 days/192 hrs.	~~400~~ 480 hours

2. 24 HOUR EMPLOYEES

COMPLETED YEARS OF SERVICE	ANNUAL ACCRUAL	MAXIMUM ACCRUAL
Start of year 1 through end of year 9	8 shifts/192 hrs.	672 hours
Start of year 10 through end of year 19	10 shifts/240 hrs.	672 hours
Start of year 20 and over	12 shifts/288 hrs.	672 hours

B. Represented employees are entitled to use vacation as it is earned under the following conditions:

1. Vacation may not be taken during the first twelve (12) months of regular employment.

2. Vacation will be earned on a bi-weekly basis (1/26 of the annual accrual) provided that the employee is in a paid status for at least 2/3 of the hours of that pay period.

3. Employee is required to take at least 1/2 of the vacation earned during the previous calendar year in the current calendar year.

4. Upon the completion of the first calendar year of service represented employees are eligible to take the vacation that has been awarded him/her. Following the completion of the first calendar year of employment, represented employees may take all or a part of earned vacation that has been posted to his/her account on a bi-weekly basis, subject to the departmental vacation use policy. ~~Employees may continue to accrue vacation leave in excess of the maximum vacation leave hours permitted in this section; however, any banked vacation hours in excess of the applicable maximum as of the first day of the last full pay period in December in~~

[1] ***The proposed language is subject to review and approval by the City Attorney's Office***

~~excess of the maximum as of the end of the pay period which includes December 31st each year will be transferred to the Emergency Paid Leave Pool.~~

Effective the first full pay period after City Council approval of this MOU, employees shall not be allowed to accrue vacation above the Maximum Accrual.

5. Vacation may be used in (8) ~~eight~~ eight-hour increments

6. Subject to having a sufficient balance of accrued vacation available, an employee may, on a once per year basis, convert a maximum of 40 hours of accrued vacation (56 hours for 24 hour per day employees) to cash at his/her current hourly rate of pay.

   On or before the last business day before December 25th each calendar year, an employee may make in writing on an "Irrevocable Vacation Cash-Out Election Form" to be provided by the City an irrevocable vacation cash-out election for one cash-out of vacation the following calendar year. To be effective, the employee's written notice must be received by the Director of Human Resources or designee no later than the last business day before December 25th of the calendar year before the calendar year in which the employee wishes to cash-out vacation. It is understood that an employee using vacation shall always use vacation earned in prior years first before using vacation earned in the current year. The dates available for the cash-out on the Election Form provided by the City shall be the first full pay period in either April, July, October or December.

7. In lieu of receiving a vacation leave cash payout at retirement, the Union may vote to roll accrued vacation leave hours into the employee's Voluntary Employee Beneficiary Association (VEBA) account, subject to Union compliance with Federal rules associated with employee contributions of vacation leave to their VEBA accounts.

8. The parties agree to each of the following subparagraphs, which provisions shall be incorporated in to the vacation policy.

   a. An employee must maintain on the schedule his/her half allotted vacation usage requirement at all times. If an employee wants to cancel vacation that was selected in the annual selection process, those shifts must be cancelled in full 24 hour increments and, to the extent required to have half of his/her allotted vacation usage requirement on the schedule, replaced with other available vacation slots.

   b. Any vacation cancellation can occur up until 1600 hours on the second shift of the set prior to the affected date. Any vacation submittal can occur up until 1800 hours on the second shift of the set (two consecutive 24-hour shifts) prior to the affected date.

   c. During the annual vacation selection process, in which order of selection is based on seniority, there will be no limitations on the number of paramedics approved for vacation on all five columns.

d. Effective January 2019, the available columns per shift will be reduced from five to four columns after the annual selection process. All vacation columns that were selected during the annual vacation process will be honored in the fifth column. The fifth column shall be eliminated for all shifts in which it was not selected in the annual vacation selection process. Any column selected in the annual vacation selection shall be eligible to be used through Crewsense if cancelled.

					Step 1			Step 2			Step 3			Step 4			Step 5			Step 6			Step 7		
Job Title	Job Code	Union Code	Sal Plan	Grade	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual
Account Clerk I	210	578	A	019	$ 39.886269	$ 6,913.62	$ 82,963.44	$ 41.904750	$ 7,263.49	$ 87,161.88	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 51.060808	$ 8,850.54	$ 106,206.48
Account Clerk II	215	578	A	023	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 56.145346	$ 9,731.86	$ 116,782.32
Account Clerk III	220	578	A	025	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 58.980865	$ 10,223.35	$ 122,680.20
Accountant	205	578	A	031	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 68.304692	$ 11,839.48	$ 142,073.76
Accounting Technician I	216	578	A	018	$ 38.922462	$ 6,746.56	$ 80,958.72	$ 40.843096	$ 7,079.47	$ 84,953.64	$ 42.973269	$ 7,448.70	$ 89,384.40	$ 45.145327	$ 7,825.19	$ 93,902.28	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 49.775827	$ 8,627.81	$ 103,533.72
Accounting Technician II	217	578	A	020	$ 40.843096	$ 7,079.47	$ 84,953.64	$ 42.973269	$ 7,448.70	$ 89,384.40	$ 45.145327	$ 7,825.19	$ 93,902.28	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 52.352942	$ 9,074.51	$ 108,894.12
Associate Engineer (Civil)	321	4	E	034	$ 67.189788	$ 11,646.23	$ 139,754.76	$ 70.682827	$ 12,251.69	$ 147,020.28	$ 74.090481	$ 12,842.35	$ 154,108.20	$ 77.800788	$ 13,485.47	$ 161,825.64	$ 81.767308	$ 14,173.00	$ 170,076.00	$ 83.909596	$ 14,544.33	$ 174,531.96	$ 85.997712	$ 14,906.27	$ 178,875.24
Associate Planner	240	578	A	036	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 70.050635	$ 12,142.11	$ 145,705.32	$ 73.598596	$ 12,757.09	$ 153,085.08	$ 75.344596	$ 13,059.73	$ 156,716.76	$ 77.104673	$ 13,364.81	$ 160,377.72
Asst Elec Utility Engineer	230	4	E2	032	$ 70.037538	$ 12,139.84	$ 145,678.08	$ 73.409538	$ 12,724.32	$ 152,691.84	$ 77.214462	$ 13,383.84	$ 160,606.08	$ 80.942192	$ 14,029.98	$ 168,359.76	$ 85.002404	$ 14,733.75	$ 176,805.00	$ 87.160212	$ 15,107.77	$ 181,293.24	$ 89.325692	$ 15,483.12	$ 185,797.44
Asst Engineer (Civil)	228	4	E	032	$ 64.100538	$ 11,110.76	$ 133,329.12	$ 67.189788	$ 11,646.23	$ 139,754.76	$ 70.682827	$ 12,251.69	$ 147,020.28	$ 74.090481	$ 12,842.35	$ 154,108.20	$ 77.800788	$ 13,485.47	$ 161,825.64	$ 79.772365	$ 13,827.21	$ 165,926.52	$ 81.767308	$ 14,173.00	$ 170,076.00
Asst Planner	232	578	A	029	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 65.022115	$ 11,270.50	$ 135,246.00
Asst Training Officer	233S	1S	C1	041	$ 67.713956	$ 16,431.92	$ 197,183.04	$ 71.157157	$ 17,267.47	$ 207,209.64	$ 74.709560	$ 18,129.52	$ 217,554.24	$ 78.480371	$ 19,044.57	$ 228,534.84	$ 82.474863	$ 20,013.90	$ 240,166.80	$ 84.466896	$ 20,497.30	$ 245,967.60	$ 86.583832	$ 21,011.01	$ 252,132.12
Asst Wtr & Sanitary Swr Super	229	578	A	038	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 70.050635	$ 12,142.11	$ 145,705.32	$ 73.598596	$ 12,757.09	$ 153,085.08	$ 77.104673	$ 13,364.81	$ 160,377.72	$ 79.039269	$ 13,700.14	$ 164,401.68	$ 81.008769	$ 14,041.52	$ 168,498.24
Auto Services Utility Worker	244	578	A	015	$ 36.142846	$ 6,264.76	$ 75,177.12	$ 37.937712	$ 6,575.87	$ 78,910.44	$ 39.886269	$ 6,913.62	$ 82,963.44	$ 41.904750	$ 7,263.49	$ 87,161.88	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 45.145327	$ 7,825.19	$ 93,902.28	$ 46.318673	$ 8,028.57	$ 96,342.84
Automotive Technician I	248	6	G	020	$ 40.337712	$ 6,991.87	$ 83,902.44	$ 42.379846	$ 7,345.84	$ 88,150.08	$ 44.611500	$ 7,732.66	$ 92,791.92	$ 46.934308	$ 8,135.28	$ 97,623.36	$ 49.222096	$ 8,531.83	$ 102,381.96	$ 50.450192	$ 8,744.70	$ 104,936.40	$ 51.685269	$ 8,958.78	$ 107,505.36
Automotive Technician II	249	6	G	022	$ 42.379846	$ 7,345.84	$ 88,150.08	$ 44.611500	$ 7,732.66	$ 92,791.92	$ 46.934308	$ 8,135.28	$ 97,623.36	$ 49.222096	$ 8,531.83	$ 102,381.96	$ 51.685269	$ 8,958.78	$ 107,505.36	$ 52.976538	$ 9,182.60	$ 110,191.20	$ 54.169558	$ 9,389.39	$ 112,672.68
Automotive Technician III	250	6	G	028	$ 49.222096	$ 8,531.83	$ 102,381.96	$ 51.685269	$ 8,958.78	$ 107,505.36	$ 54.169558	$ 9,389.39	$ 112,672.68	$ 56.801192	$ 9,845.54	$ 118,146.48	$ 59.713558	$ 10,350.35	$ 124,204.20	$ 61.159212	$ 10,600.93	$ 127,211.16	$ 62.625865	$ 10,855.15	$ 130,261.80
Building Maint Worker	260	6	G	026	$ 46.934308	$ 8,135.28	$ 97,623.36	$ 49.222096	$ 8,531.83	$ 102,381.96	$ 51.685269	$ 8,958.78	$ 107,505.36	$ 54.169558	$ 9,389.39	$ 112,672.68	$ 56.801192	$ 9,845.54	$ 118,146.48	$ 58.253942	$ 10,097.35	$ 121,168.20	$ 59.713558	$ 10,350.35	$ 124,204.20
Business Analyst	262	578	A	035	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 73.598596	$ 12,757.09	$ 153,085.08	$ 75.344596	$ 13,059.73	$ 156,716.76
Business Analyst-Fiber	262A	578	A	035	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 73.598596	$ 12,757.09	$ 153,085.08	$ 75.344596	$ 13,059.73	$ 156,716.76
Business Analyst-Public Benef	262B	578	A	035	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 73.598596	$ 12,757.09	$ 153,085.08	$ 75.344596	$ 13,059.73	$ 156,716.76
Buyer	270	578	A	032	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 70.050635	$ 12,142.11	$ 145,705.32
Chief of Party	310	578	A	034	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 70.050635	$ 12,142.11	$ 145,705.32	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 73.598596	$ 12,757.09	$ 153,085.08
Chief Storekeeper	319	578	A	032	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 70.050635	$ 12,142.11	$ 145,705.32
Code Enforcement Officer	330	578	A	032	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 70.050635	$ 12,142.11	$ 145,705.32
Code Enforcement Technician	329	578	A	023	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 56.145346	$ 9,731.86	$ 116,782.32
Combination Inspector	336	578	A	037	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 75.344596	$ 13,059.73	$ 156,716.76	$ 77.104673	$ 13,364.81	$ 160,377.72	$ 79.039269	$ 13,700.14	$ 164,401.68
Communication Technician I	346	578	A	028	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 63.478615	$ 11,002.96	$ 132,035.52
Communication Technician II	345	578	A	032	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 70.050635	$ 12,142.11	$ 145,705.32
Communications Coordinator	338	578	A	032	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 70.050635	$ 12,142.11	$ 145,705.32
Community Svc Officer I	347	10	H	017	$ 42.284481	$ 7,329.31	$ 87,951.72	$ 44.401269	$ 7,696.22	$ 92,354.64	$ 46.678615	$ 8,090.96	$ 97,091.52	$ 49.102038	$ 8,511.02	$ 102,132.24	$ 51.598327	$ 8,943.71	$ 107,324.52	$ 52.904885	$ 9,170.18	$ 110,042.16	$ 54.160327	$ 9,387.79	$ 112,653.48
Community Svc Officer II	348	10	H	022	$ 47.853923	$ 8,294.68	$ 99,536.16	$ 50.269846	$ 8,713.44	$ 104,561.28	$ 52.904885	$ 9,170.18	$ 110,042.16	$ 55.415885	$ 9,605.42	$ 115,265.04	$ 58.299058	$ 10,105.17	$ 121,262.04	$ 59.656788	$ 10,340.51	$ 124,086.12	$ 61.007019	$ 10,574.55	$ 126,894.60
Crime Analyst	350	578	A	032	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 70.050635	$ 12,142.11	$ 145,705.32
Customer Service Rep	364	578	A	019	$ 39.886269	$ 6,913.62	$ 82,963.44	$ 41.904750	$ 7,263.49	$ 87,161.88	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 51.060808	$ 8,850.54	$ 106,206.48
Customer Service Rep - Permit	369	578	A	019	$ 39.886269	$ 6,913.62	$ 82,963.44	$ 41.904750	$ 7,263.49	$ 87,161.88	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 51.060808	$ 8,850.54	$ 106,206.48
Customer Service Supervisor	367	578	A	028	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 63.478615	$ 11,002.96	$ 132,035.52
Deputy Fire Marshal Haz Mats	376	1	C	040	$ 90.828981	$ 15,743.69	$ 188,924.28	$ 95.516365	$ 16,556.17	$ 198,674.04	$ 100.318327	$ 17,388.51	$ 208,662.12	$ 105.263423	$ 18,245.66	$ 218,947.92	$ 110.673577	$ 19,183.42	$ 230,201.04	$ 113.478923	$ 19,669.68	$ 236,036.16	$ 116.219827	$ 20,144.77	$ 241,737.24
Deputy Fire Marshal I	372	1	C	034	$ 78.548654	$ 13,615.10	$ 163,381.20	$ 82.434519	$ 14,288.65	$ 171,463.80	$ 86.578096	$ 15,006.87	$ 180,082.44	$ 90.828981	$ 15,743.69	$ 188,924.28	$ 95.516365	$ 16,556.17	$ 198,674.04	$ 97.906673	$ 16,970.49	$ 203,645.88	$ 100.318327	$ 17,388.51	$ 208,662.12
Deputy Fire Marshal II	373	1	C	038	$ 86.578096	$ 15,006.87	$ 180,082.44	$ 90.828981	$ 15,743.69	$ 188,924.28	$ 95.516365	$ 16,556.17	$ 198,674.04	$ 100.318327	$ 17,388.51	$ 208,662.12	$ 105.263423	$ 18,245.66	$ 218,947.92	$ 107.982808	$ 18,717.02	$ 224,604.24	$ 110.673577	$ 19,183.42	$ 230,201.04
Deputy Fire Marshal III	374	1	C	040	$ 90.828981	$ 15,743.69	$ 188,924.28	$ 95.516365	$ 16,556.17	$ 198,674.04	$ 100.318327	$ 17,388.51	$ 208,662.12	$ 105.263423	$ 18,245.66	$ 218,947.92	$ 110.673577	$ 19,183.42	$ 230,201.04	$ 113.478923	$ 19,669.68	$ 236,036.16	$ 116.219827	$ 20,144.77	$ 241,737.24
Driver/Eng 24 Hrs	380S	1S	C1	033	$ 55.699286	$ 13,516.36	$ 162,196.32	$ 58.502679	$ 14,196.65	$ 170,359.80	$ 61.425783	$ 14,905.99	$ 178,871.88	$ 64.478819	$ 15,646.86	$ 187,762.32	$ 67.713956	$ 16,431.92	$ 197,183.04	$ 69.419918	$ 16,845.90	$ 202,150.80	$ 71.157157	$ 17,267.47	$ 207,209.64
Driver/Eng 24Hr-Training Prem	380P	1S	C1	034	$ 57.088022	$ 13,853.36	$ 166,240.32	$ 59.912225	$ 14,538.70	$ 174,464.40	$ 62.923723	$ 15,269.49	$ 183,233.88	$ 66.013187	$ 16,019.20	$ 192,230.40	$ 69.419918	$ 16,845.90	$ 202,150.80	$ 71.157157	$ 17,267.47	$ 207,209.64	$ 72.909931	$ 17,692.81	$ 212,313.72
Driver/Eng 80 Hrs	380	1	C	033	$ 76.637827	$ 13,283.89	$ 159,406.68	$ 80.495077	$ 13,952.48	$ 167,429.76	$ 84.517038	$ 14,649.62	$ 175,795.44	$ 88.717788	$ 15,377.75	$ 184,533.00	$ 93.169096	$ 16,149.31	$ 193,791.72	$ 95.516365	$ 16,556.17	$ 198,674.04	$ 97.906673	$ 16,970.49	$ 203,645.88
Driver/Eng Training Division	380T	1	C	038	$ 86.578096	$ 15,006.87	$ 180,082.44	$ 90.828981	$ 15,743.69	$ 188,924.28	$ 95.516365	$ 16,556.17	$ 198,674.04	$ 100.318327	$ 17,388.51	$ 208,662.12	$ 105.263423	$ 18,245.66	$ 218,947.92	$ 107.982808	$ 18,717.02	$ 224,604.24	$ 110.673577	$ 19,183.42	$ 230,201.04
Elec & Water System Op - Cert	390R	3	R6	037	$ 98.220346	$ 17,024.86	$ 204,298.32	$ 103.049538	$ 17,861.92	$ 214,343.04	$ 108.341135	$ 18,779.13	$ 225,349.56	$ 113.890788	$ 19,741.07	$ 236,892.84	$ 119.635962	$ 20,736.90	$ 248,842.80	$ 122.517519	$ 21,236.37	$ 254,836.44	$ 125.630308	$ 21,775.92	$ 261,311.04
Elec & Water System Opertr	390	3	D1	037	$ 92.661923	$ 16,061.40	$ 192,736.80	$ 97.215346	$ 16,850.66	$ 202,207.92	$ 102.204635	$ 17,715.47	$ 212,585.64	$ 107.442981	$ 18,623.45	$ 223,481.40	$ 112.868019	$ 19,563.79	$ 234,765.48	$ 115.580481	$ 20,033.95	$ 240,407.40	$ 118.515462	$ 20,542.68	$ 246,512.16
Elec Crew Foreperson	550	3	D1	039	$ 97.215346	$ 16,850.66	$ 202,207.92	$ 102.204635	$ 17,715.47	$ 212,585.64	$ 107.442981	$ 18,623.45	$ 223,481.40	$ 112.868019	$ 19,563.79	$ 234,765.48	$ 118.515462	$ 20,542.68	$ 246,512.16	$ 121.414673	$ 21,045.21	$ 252,542.52	$ 124.456327	$ 21,572.43	$ 258,869.16
Elec Helper/Driver	435	3	D2	020	$ 61.303154	$ 10,625.88	$ 127,510.56	$ 64.513904	$ 11,182.41	$ 134,188.92	$ 67.795558	$ 11,751.23	$ 141,014.76	$ 71.130577	$ 12,329.30	$ 147,951.60	$ 74.688058	$ 12,945.93	$ 155,351.16	$ 76.564500	$ 13,271.18	$ 159,254.16	$ 78.449942	$ 13,597.99	$ 163,175.88
Elec Maintenance Worker	415	3	D2	022	$ 64.513904	$ 11,182.41	$ 134,188.92	$ 67.795558	$ 11,751.23	$ 141,014.76	$ 71.130577	$ 12,329.30	$ 147,951.60	$ 74.688058	$ 12,945.93	$ 155,351.16	$ 78.449942	$ 13,597.99	$ 163,175.88	$ 80.326500	$ 13,923.26	$ 167,079.12	$ 82.229769	$ 14,253.16	$ 171,037.92
Elec Meter Technician	426	3	D1	032	$ 82.016250	$ 14,216.15	$ 170,593.80	$ 86.071673	$ 14,919.09	$ 179,029.08	$ 90.474058	$ 15,682.17	$ 188,186.04	$ 94.831904	$ 16,437.53	$ 197,250.36	$ 99.589962	$ 17,262.26	$ 207,147.12	$ 102.204635	$ 17,715.47	$ 212,585.64	$ 104.774885	$ 18,160.98	$ 217,931.76
Elec Util Database Administrat	177	578	A	043	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 75.344596	$ 13,059.73	$ 156,716.76	$ 79.039269	$ 13,700.14	$ 164,401.68	$ 83.027135	$ 14,391.37	$ 172,696.44	$ 87.231635	$ 15,120.15	$ 181,441.80	$ 89.354712	$ 15,488.15	$ 185,857.80	$ 91.568712	$ 15,871.91	$ 190,462.92
Elec Util Electrician Apprent	887	3	D1	026	$ 71.095038	$ 12,323.14	$ 147,877.68	$ 74.501250	$ 12,913.55	$ 154,962.60	$ 78.254365	$ 13,564.09	$ 162,769.08	$ 82.016250	$ 14,216.15	$ 170,593.80	$ 86.071673	$ 14,919.09	$ 179,029.08	$ 88.268481	$ 15,299.87	$ 183,598.44	$ 90.474058	$ 15,682.17	$ 188,186.04

All classifications on the Classified Salary Plan are FLSA "Non-Exempt" except Unit 4 classifications. Unit 4 classifications are eligible for MOU overtime.

Job Title	Job Code	Union Code	Sal Plan	Grade	Step 1			Step 2			Step 3			Step 4			Step 5			Step 6			Step 7		
					Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual
Elec Util Electrician Tech	890	3	D1	035	$ 88.268481	$ 15,299.87	$ 183,598.44	$ 92.661923	$ 16,061.40	$ 192,736.80	$ 97.215346	$ 16,850.66	$ 202,207.92	$ 102.204635	$ 17,715.47	$ 212,585.64	$ 107.442981	$ 18,623.45	$ 223,481.40	$ 110.119962	$ 19,087.46	$ 229,049.52	$ 112.868019	$ 19,563.79	$ 234,765.48
Elec Util Network Administrat	436	578	A	043	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 75.344596	$ 13,059.73	$ 156,716.76	$ 79.039269	$ 13,700.14	$ 164,401.68	$ 83.027135	$ 14,391.37	$ 172,696.44	$ 87.231635	$ 15,120.15	$ 181,441.80	$ 89.354712	$ 15,488.15	$ 185,857.80	$ 91.568712	$ 15,871.91	$ 190,462.92
Elec Utility Electrician	885	3	D1	032	$ 82.016250	$ 14,216.15	$ 170,593.80	$ 86.071673	$ 14,919.09	$ 179,029.08	$ 90.474058	$ 15,682.17	$ 188,186.04	$ 94.831904	$ 16,437.53	$ 197,250.36	$ 99.589962	$ 17,262.26	$ 207,147.12	$ 102.204635	$ 17,715.47	$ 212,585.64	$ 104.774885	$ 18,160.98	$ 217,931.76
Elec Utility Engineer	428	4	E2	042	$ 89.325692	$ 15,483.12	$ 185,797.44	$ 93.966000	$ 16,287.44	$ 195,449.28	$ 98.420712	$ 17,059.59	$ 204,715.08	$ 103.401288	$ 17,922.89	$ 215,074.68	$ 108.667904	$ 18,835.77	$ 226,029.24	$ 111.297519	$ 19,291.57	$ 231,498.84	$ 113.911558	$ 19,744.67	$ 236,936.04
Elec Utility Equip Operatr	429	3	D2	022	$ 64.513904	$ 11,182.41	$ 134,188.92	$ 67.795558	$ 11,751.23	$ 141,014.76	$ 71.130577	$ 12,329.30	$ 147,951.60	$ 74.688058	$ 12,945.93	$ 155,351.16	$ 78.449942	$ 13,597.99	$ 163,175.88	$ 80.326500	$ 13,923.26	$ 167,079.12	$ 82.229769	$ 14,253.16	$ 171,037.92
Elec Utility Gen Tech	431	3	D1	035	$ 88.268481	$ 15,299.87	$ 183,598.44	$ 92.661923	$ 16,061.40	$ 192,736.80	$ 97.215346	$ 16,850.66	$ 202,207.92	$ 102.204635	$ 17,715.47	$ 212,585.64	$ 107.442981	$ 18,623.45	$ 223,481.40	$ 110.119962	$ 19,087.46	$ 229,049.52	$ 112.868019	$ 19,563.79	$ 234,765.48
Elec Utility Prog Analyst	440	578	A	036	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 70.050635	$ 12,142.11	$ 145,705.32	$ 73.598596	$ 12,757.09	$ 153,085.08	$ 75.344596	$ 13,059.73	$ 156,716.76	$ 77.104673	$ 13,364.81	$ 160,377.72
Electrical Estimator	437	3	D1	027	$ 72.820385	$ 12,622.20	$ 151,466.40	$ 76.377808	$ 13,238.82	$ 158,865.84	$ 80.130923	$ 13,889.36	$ 166,672.32	$ 84.017423	$ 14,563.02	$ 174,756.24	$ 88.268481	$ 15,299.87	$ 183,598.44	$ 90.474058	$ 15,682.17	$ 188,186.04	$ 92.661923	$ 16,061.40	$ 192,736.80
Energy Consrvation Specialist	446	578	A	021	$ 41.904750	$ 7,263.49	$ 87,161.88	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 53.575154	$ 9,286.36	$ 111,436.32
Engineering Tech	460	578	A	021	$ 41.904750	$ 7,263.49	$ 87,161.88	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 53.575154	$ 9,286.36	$ 111,436.32
Engineering Tech (Elec)	460A	578	A	021	$ 41.904750	$ 7,263.49	$ 87,161.88	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 53.575154	$ 9,286.36	$ 111,436.32
Engineering Tech (Fiber)	460F	578	A	021	$ 41.904750	$ 7,263.49	$ 87,161.88	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 53.575154	$ 9,286.36	$ 111,436.32
Equipment Operator	470	6	G	027	$ 48.092250	$ 8,335.99	$ 100,031.88	$ 50.450192	$ 8,744.70	$ 104,936.40	$ 52.976538	$ 9,182.60	$ 110,191.20	$ 55.502942	$ 9,620.51	$ 115,446.12	$ 58.253942	$ 10,097.35	$ 121,168.20	$ 59.713558	$ 10,350.35	$ 124,204.20	$ 61.159212	$ 10,600.93	$ 127,211.16
Fiber Splicing Technician	488	3	D1	032	$ 82.016250	$ 14,216.15	$ 170,593.80	$ 86.071673	$ 14,919.09	$ 179,029.08	$ 90.474058	$ 15,682.17	$ 188,186.04	$ 94.831904	$ 16,437.53	$ 197,250.36	$ 99.589962	$ 17,262.26	$ 207,147.12	$ 102.204635	$ 17,715.47	$ 212,585.64	$ 104.774885	$ 18,160.98	$ 217,931.76
Financial Analyst	472	578	A	033	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 70.050635	$ 12,142.11	$ 145,705.32	$ 71.831654	$ 12,450.82	$ 149,409.84
Fire Application Data Analyst	491	578	A	032	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 70.050635	$ 12,142.11	$ 145,705.32
Fire Captain - Training	475T	1	C	043	$ 97.906673	$ 16,970.49	$ 203,645.88	$ 102.794481	$ 17,817.71	$ 213,812.52	$ 107.982808	$ 18,717.02	$ 224,604.24	$ 113.478923	$ 19,669.68	$ 236,036.16	$ 119.132538	$ 20,649.64	$ 247,795.68	$ 122.016519	$ 21,149.53	$ 253,794.36	$ 125.072250	$ 21,679.19	$ 260,150.28
Fire Captain 24 Hrs	475S	1S	C1	038	$ 62.923723	$ 15,269.49	$ 183,233.88	$ 66.013187	$ 16,019.20	$ 192,230.40	$ 69.419918	$ 16,845.90	$ 202,150.80	$ 72.909931	$ 17,692.81	$ 212,313.72	$ 76.503956	$ 18,564.96	$ 222,779.52	$ 78.480371	$ 19,044.57	$ 228,534.84	$ 80.435975	$ 19,519.13	$ 234,229.56
Fire Captain 24Hr-Trng Premium	475P	1S	C1	039	$ 64.478819	$ 15,646.86	$ 187,762.32	$ 67.713956	$ 16,431.92	$ 197,183.04	$ 71.157157	$ 17,267.47	$ 207,209.64	$ 74.709560	$ 18,129.52	$ 217,554.24	$ 78.480371	$ 19,044.57	$ 228,534.84	$ 80.435975	$ 19,519.13	$ 234,229.56	$ 82.474863	$ 20,013.90	$ 240,166.80
Fire Captain 80 Hrs	475	1	C	038	$ 86.578096	$ 15,006.87	$ 180,082.44	$ 90.828981	$ 15,743.69	$ 188,924.28	$ 95.516365	$ 16,556.17	$ 198,674.04	$ 100.318327	$ 17,388.51	$ 208,662.12	$ 105.263423	$ 18,245.66	$ 218,947.92	$ 107.982808	$ 18,717.02	$ 224,604.24	$ 110.673577	$ 19,183.42	$ 230,201.04
Fire Plan Draftsperson	482	578	A	025	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 58.980865	$ 10,223.35	$ 122,680.20
Fire Prevention Specialist I	489	10	H2	012	$ 37.816038	$ 6,554.78	$ 78,657.36	$ 39.717462	$ 6,884.36	$ 82,612.32	$ 41.567423	$ 7,205.02	$ 86,460.24	$ 43.756385	$ 7,584.44	$ 91,013.28	$ 45.945231	$ 7,963.84	$ 95,566.08	$ 47.131846	$ 8,169.52	$ 98,034.24	$ 48.318404	$ 8,375.19	$ 100,502.28
Fire Prevention Specialist II	478	10	H2	035	$ 66.338423	$ 11,498.66	$ 137,983.92	$ 69.684346	$ 12,078.62	$ 144,943.44	$ 73.140981	$ 12,677.77	$ 152,133.24	$ 76.833404	$ 13,317.79	$ 159,813.48	$ 80.776442	$ 14,001.25	$ 168,015.00	$ 82.781019	$ 14,348.71	$ 172,184.52	$ 84.756288	$ 14,691.09	$ 176,293.08
Fire Protection Engineer	492	10	H2	041	$ 76.833404	$ 13,317.79	$ 159,813.48	$ 80.776442	$ 14,001.25	$ 168,015.00	$ 84.756288	$ 14,691.09	$ 176,293.08	$ 88.913019	$ 15,411.59	$ 184,939.08	$ 93.416077	$ 16,192.12	$ 194,305.44	$ 95.678769	$ 16,584.32	$ 199,011.84	$ 98.103519	$ 17,004.61	$ 204,055.32
Firefighter I 24 Hrs	487S	1S	C3	018	$ 38.670659	$ 9,384.08	$ 112,608.96	$ 41.598956	$ 10,094.68	$ 121,136.16	$ 44.740426	$ 10,857.01	$ 130,284.12	$ 48.116003	$ 11,676.15	$ 140,113.80									
Firefighter I 24Hr-Trng Premiu	487P	1S	C3	019	$ 39.623695	$ 9,615.35	$ 115,384.20	$ 42.624148	$ 10,343.46	$ 124,121.52	$ 45.843049	$ 11,124.58	$ 133,494.96	$ 49.301786	$ 11,963.90	$ 143,566.80									
Firefighter I 80 Hrs	487Y	1	C2	018	$ 53.207769	$ 9,222.68	$ 110,672.16	$ 57.236885	$ 9,921.06	$ 119,052.72	$ 61.559308	$ 10,670.28	$ 128,043.36	$ 66.203827	$ 11,475.33	$ 137,703.96									
Firefighter I Training Div	487T	1	C2	019	$ 59.858769	$ 10,375.52	$ 124,506.24	$ 64.391481	$ 11,161.19	$ 133,934.28	$ 69.254250	$ 12,004.07	$ 144,048.84	$ 74.479327	$ 12,909.75	$ 154,917.00									
Firefighter II 24 Hrs	480S	1S	C1	030	$ 51.751607	$ 12,558.39	$ 150,700.68	$ 54.300165	$ 13,176.84	$ 158,122.08	$ 57.088022	$ 13,853.36	$ 166,240.32	$ 59.912225	$ 14,538.70	$ 174,464.40	$ 62.923723	$ 15,269.49	$ 183,233.88	$ 64.478819	$ 15,646.86	$ 187,762.32	$ 66.013187	$ 16,019.20	$ 192,230.40
Firefighter II 24H-Trng/Premiu	480P	1S	C1	031	$ 53.036250	$ 12,870.13	$ 154,441.56	$ 55.699286	$ 13,516.36	$ 162,196.32	$ 58.502679	$ 14,196.65	$ 170,359.80	$ 61.425783	$ 14,905.99	$ 178,871.88	$ 64.478819	$ 15,646.86	$ 187,762.32	$ 66.013187	$ 16,019.20	$ 192,230.40	$ 67.713956	$ 16,431.92	$ 197,183.04
Firefighter II 80 Hrs	480	1	C	030	$ 71.206154	$ 12,342.40	$ 148,108.80	$ 74.712750	$ 12,950.21	$ 155,402.52	$ 78.548654	$ 13,615.10	$ 163,381.20	$ 82.434519	$ 14,288.65	$ 171,463.80	$ 86.578096	$ 15,006.87	$ 180,082.44	$ 88.717788	$ 15,377.75	$ 184,533.00	$ 90.828981	$ 15,743.69	$ 188,924.28
Firefighter II Training Div	480T	1	C	035	$ 80.495077	$ 13,952.48	$ 167,429.76	$ 84.517038	$ 14,649.62	$ 175,795.44	$ 88.717788	$ 15,377.75	$ 184,533.00	$ 93.169096	$ 16,149.31	$ 193,791.72	$ 97.906673	$ 16,970.49	$ 203,645.88	$ 100.318327	$ 17,388.51	$ 208,662.12	$ 102.794481	$ 17,817.71	$ 213,812.52
Fleet Coordinator	466	578	A	026	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 60.433500	$ 10,475.14	$ 125,701.68
Forensic Coordinator	486	578	A	034	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 70.050635	$ 12,142.11	$ 145,705.32	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 73.598596	$ 12,757.09	$ 153,085.08
Grounds Maint Worker I	485	6	G	019	$ 39.411346	$ 6,831.30	$ 81,975.60	$ 41.348250	$ 7,167.03	$ 86,004.36	$ 43.453558	$ 7,531.95	$ 90,383.40	$ 45.783462	$ 7,935.80	$ 95,229.60	$ 48.092250	$ 8,335.99	$ 100,031.88	$ 49.222096	$ 8,531.83	$ 102,381.96	$ 50.450192	$ 8,744.70	$ 104,936.40
Grounds Maint Worker I	485A	6	G	019	$ 39.411346	$ 6,831.30	$ 81,975.60	$ 41.348250	$ 7,167.03	$ 86,004.36	$ 43.453558	$ 7,531.95	$ 90,383.40	$ 45.783462	$ 7,935.80	$ 95,229.60	$ 48.092250	$ 8,335.99	$ 100,031.88	$ 49.222096	$ 8,531.83	$ 102,381.96	$ 50.450192	$ 8,744.70	$ 104,936.40
Grounds Maint Worker II	490	6	G	021	$ 41.348250	$ 7,167.03	$ 86,004.36	$ 43.453558	$ 7,531.95	$ 90,383.40	$ 45.783462	$ 7,935.80	$ 95,229.60	$ 48.092250	$ 8,335.99	$ 100,031.88	$ 50.450192	$ 8,744.70	$ 104,936.40	$ 51.685269	$ 8,958.78	$ 107,505.36	$ 52.976538	$ 9,182.60	$ 110,191.20
Grounds Maint Worker II	490A	6	G	021	$ 41.348250	$ 7,167.03	$ 86,004.36	$ 43.453558	$ 7,531.95	$ 90,383.40	$ 45.783462	$ 7,935.80	$ 95,229.60	$ 48.092250	$ 8,335.99	$ 100,031.88	$ 50.450192	$ 8,744.70	$ 104,936.40	$ 51.685269	$ 8,958.78	$ 107,505.36	$ 52.976538	$ 9,182.60	$ 110,191.20
Grounds Maint Worker III	495	6	G	023	$ 43.453558	$ 7,531.95	$ 90,383.40	$ 45.783462	$ 7,935.80	$ 95,229.60	$ 48.092250	$ 8,335.99	$ 100,031.88	$ 50.450192	$ 8,744.70	$ 104,936.40	$ 52.976538	$ 9,182.60	$ 110,191.20	$ 54.169558	$ 9,389.39	$ 112,672.68	$ 55.502942	$ 9,620.51	$ 115,446.12
Grounds Maint Worker III	495A	6	G	023	$ 43.453558	$ 7,531.95	$ 90,383.40	$ 45.783462	$ 7,935.80	$ 95,229.60	$ 48.092250	$ 8,335.99	$ 100,031.88	$ 50.450192	$ 8,744.70	$ 104,936.40	$ 52.976538	$ 9,182.60	$ 110,191.20	$ 54.169558	$ 9,389.39	$ 112,672.68	$ 55.502942	$ 9,620.51	$ 115,446.12
Health & Wellness Coordinator	123	578	A	023	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 56.145346	$ 9,731.86	$ 116,782.32
Housing Inspector	500	578	A	035	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 73.598596	$ 12,757.09	$ 153,085.08	$ 75.344596	$ 13,059.73	$ 156,716.76
Human Resources Assistant	509	578	A	019	$ 39.886269	$ 6,913.62	$ 82,963.44	$ 41.904750	$ 7,263.49	$ 87,161.88	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 51.060808	$ 8,850.54	$ 106,206.48
Human Resources Technician	508	578	A	023	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 56.145346	$ 9,731.86	$ 116,782.32
Jail Service Officer	353	10	H	022	$ 47.853923	$ 8,294.68	$ 99,536.16	$ 50.269846	$ 8,713.44	$ 104,561.28	$ 52.904885	$ 9,170.18	$ 110,042.16	$ 55.415885	$ 9,605.42	$ 115,265.04	$ 58.299058	$ 10,105.17	$ 121,262.04	$ 59.656788	$ 10,340.51	$ 124,086.12	$ 61.007019	$ 10,574.55	$ 126,894.60
Journey Lineworker	560	3	D1	035	$ 88.268481	$ 15,299.87	$ 183,598.44	$ 92.661923	$ 16,061.40	$ 192,736.80	$ 97.215346	$ 16,850.66	$ 202,207.92	$ 102.204635	$ 17,715.47	$ 212,585.64	$ 107.442981	$ 18,623.45	$ 223,481.40	$ 110.119962	$ 19,087.46	$ 229,049.52	$ 112.868019	$ 19,563.79	$ 234,765.48
Journey Lineworker Apprentice	561	3	D1	026	$ 71.095038	$ 12,323.14	$ 147,877.68	$ 74.501250	$ 12,913.55	$ 154,962.60	$ 78.254365	$ 13,564.09	$ 162,769.08	$ 82.016250	$ 14,216.15	$ 170,593.80	$ 86.071673	$ 14,919.09	$ 179,029.08	$ 88.268481	$ 15,299.87	$ 183,598.44	$ 90.474058	$ 15,682.17	$ 188,186.04
Journey Lineworker Apprentice	561R	3	D1	029	$ 76.377808	$ 13,238.82	$ 158,865.84	$ 80.130923	$ 13,889.36	$ 166,672.32	$ 84.017423	$ 14,563.02	$ 174,756.24	$ 88.268481	$ 15,299.87	$ 183,598.44	$ 92.661923	$ 16,061.40	$ 192,736.80	$ 94.831904	$ 16,437.53	$ 197,250.36	$ 97.215346	$ 16,850.66	$ 202,207.92
Key Customer Representative	505	578	A	035	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 73.598596	$ 12,757.09	$ 153,085.08	$ 75.344596	$ 13,059.73	$ 156,716.76
Legal Office Specialist III	519	578	A	024	$ 45.145327	$ 7,825.19	$ 93,902.28	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 57.528173	$ 9,971.55	$ 119,658.60
Librarian I	530	578	A	026	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 60.433500	$ 10,475.14	$ 125,701.68
Librarian I - Cataloging	530C	578	A	026	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 60.433500	$ 10,475.14	$ 125,701.68

All classifications on the Classified Salary Plan are FLSA "Non-Exempt" except Unit 4 classifications. Unit 4 classifications are eligible for MOU overtime.

Job Title	Job Code	Union Code	Sal Plan	Grade	Step 1			Step 2			Step 3			Step 4			Step 5			Step 6			Step 7		
					Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual
Librarian I - Reference	530A	578	A	026	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 60.433500	$ 10,475.14	$ 125,701.68
Librarian I - Youth Services	530B	578	A	026	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 60.433500	$ 10,475.14	$ 125,701.68
Librarian II	535	578	A	030	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 66.579577	$ 11,540.46	$ 138,485.52
Librarian II - Cataloging	535C	578	A	030	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 66.579577	$ 11,540.46	$ 138,485.52
Librarian II - Reference	535A	578	A	030	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 66.579577	$ 11,540.46	$ 138,485.52
Librarian II - Youth Services	535B	578	A	030	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 66.579577	$ 11,540.46	$ 138,485.52
Library Assistant I	526	578	A	016	$ 36.973846	$ 6,408.80	$ 76,905.60	$ 38.922462	$ 6,746.56	$ 80,958.72	$ 40.843096	$ 7,079.47	$ 84,953.64	$ 42.973269	$ 7,448.70	$ 89,384.40	$ 45.145327	$ 7,825.19	$ 93,902.28	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 47.471077	$ 8,228.32	$ 98,739.84
Library Assistant II	528	578	A	020	$ 40.843096	$ 7,079.47	$ 84,953.64	$ 42.973269	$ 7,448.70	$ 89,384.40	$ 45.145327	$ 7,825.19	$ 93,902.28	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 52.352942	$ 9,074.51	$ 108,894.12
Library Circulation Supervsr	529	578	A	028	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 63.478615	$ 11,002.96	$ 132,035.52
Library Prog Coord - Tech Svcs	534D	578	A	034	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 70.050635	$ 12,142.11	$ 145,705.32	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 73.598596	$ 12,757.09	$ 153,085.08
Library Prog Coord-Technology	534F	578	A	034	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 70.050635	$ 12,142.11	$ 145,705.32	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 73.598596	$ 12,757.09	$ 153,085.08
Library Program Coord - Ref	534B	578	A	034	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 70.050635	$ 12,142.11	$ 145,705.32	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 73.598596	$ 12,757.09	$ 153,085.08
Library Program Coordinator	534	578	A	034	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 70.050635	$ 12,142.11	$ 145,705.32	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 73.598596	$ 12,757.09	$ 153,085.08
Library Technology Assistant	754C	578	A	025	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 58.980865	$ 10,223.35	$ 122,680.20
Literacy Advocate	562	578	A	012	$ 33.621519	$ 5,827.73	$ 69,932.76	$ 35.325635	$ 6,123.11	$ 73,477.32	$ 36.973846	$ 6,408.80	$ 76,905.60	$ 38.922462	$ 6,746.56	$ 80,958.72	$ 40.843096	$ 7,079.47	$ 84,953.64	$ 41.904750	$ 7,263.49	$ 87,161.88	$ 42.973269	$ 7,448.70	$ 89,384.40
Literacy Program Supervisor	563	578	A	028	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 63.478615	$ 11,002.96	$ 132,035.52
Literacy Student/Tutor Coord	564	578	A	020	$ 40.843096	$ 7,079.47	$ 84,953.64	$ 42.973269	$ 7,448.70	$ 89,384.40	$ 45.145327	$ 7,825.19	$ 93,902.28	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 52.352942	$ 9,074.51	$ 108,894.12
Materials Handler	570	578	A	019	$ 39.886269	$ 6,913.62	$ 82,963.44	$ 41.904750	$ 7,263.49	$ 87,161.88	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 51.060808	$ 8,850.54	$ 106,206.48
Mechanical Maintenance Worker	580	6	G	029	$ 50.450192	$ 8,744.70	$ 104,936.40	$ 52.976538	$ 9,182.60	$ 110,191.20	$ 55.502942	$ 9,620.51	$ 115,446.12	$ 58.253942	$ 10,097.35	$ 121,168.20	$ 61.159212	$ 10,600.93	$ 127,211.16	$ 62.625865	$ 10,855.15	$ 130,261.80	$ 64.211885	$ 11,130.06	$ 133,560.72
Meter Data Analyst	601	578	A	027	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 61.956115	$ 10,739.06	$ 128,868.72
Meter Reader	595	578	A	021	$ 41.904750	$ 7,263.49	$ 87,161.88	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 53.575154	$ 9,286.36	$ 111,436.32
Office Assistant	933	578	A	012	$ 33.621519	$ 5,827.73	$ 69,932.76	$ 35.325635	$ 6,123.11	$ 73,477.32	$ 36.973846	$ 6,408.80	$ 76,905.60	$ 38.922462	$ 6,746.56	$ 80,958.72	$ 40.843096	$ 7,079.47	$ 84,953.64	$ 41.904750	$ 7,263.49	$ 87,161.88	$ 42.973269	$ 7,448.70	$ 89,384.40
Office Records Specialist	934	578	A	019	$ 39.886269	$ 6,913.62	$ 82,963.44	$ 41.904750	$ 7,263.49	$ 87,161.88	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 51.060808	$ 8,850.54	$ 106,206.48
Office Specialist II	936	578	A	018	$ 38.922462	$ 6,746.56	$ 80,958.72	$ 40.843096	$ 7,079.47	$ 84,953.64	$ 42.973269	$ 7,448.70	$ 89,384.40	$ 45.145327	$ 7,825.19	$ 93,902.28	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 49.775827	$ 8,627.81	$ 103,533.72
Office Specialist III	938	578	A	022	$ 42.973269	$ 7,448.70	$ 89,384.40	$ 45.145327	$ 7,825.19	$ 93,902.28	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 54.769385	$ 9,493.36	$ 113,920.32
Office Specialist IV	939	578	A	024	$ 45.145327	$ 7,825.19	$ 93,902.28	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 57.528173	$ 9,971.55	$ 119,658.60
Park Foreperson	615	578	A	033	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 70.050635	$ 12,142.11	$ 145,705.32	$ 71.831654	$ 12,450.82	$ 149,409.84
Park Maint Crafts Worker	620	6	G	029	$ 50.450192	$ 8,744.70	$ 104,936.40	$ 52.976538	$ 9,182.60	$ 110,191.20	$ 55.502942	$ 9,620.51	$ 115,446.12	$ 58.253942	$ 10,097.35	$ 121,168.20	$ 61.159212	$ 10,600.93	$ 127,211.16	$ 62.625865	$ 10,855.15	$ 130,261.80	$ 64.211885	$ 11,130.06	$ 133,560.72
Permit Center Supervisor	040	578	A	039	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 75.344596	$ 13,059.73	$ 156,716.76	$ 79.039269	$ 13,700.14	$ 164,401.68	$ 81.008769	$ 14,041.52	$ 168,498.24	$ 83.027135	$ 14,391.37	$ 172,696.44
Permit Technician	621	578	A	023	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 56.145346	$ 9,731.86	$ 116,782.32
Plans Examiner	630	578	A	041	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 75.344596	$ 13,059.73	$ 156,716.76	$ 79.039269	$ 13,700.14	$ 164,401.68	$ 83.027135	$ 14,391.37	$ 172,696.44	$ 85.052481	$ 14,742.43	$ 176,909.16	$ 87.231635	$ 15,120.15	$ 181,441.80
Police Lieutenant	645	2	B	043	$ 105.413596	$ 18,271.69	$ 219,260.28	$ 110.690481	$ 19,186.35	$ 230,236.20	$ 116.204481	$ 20,142.11	$ 241,705.32	$ 122.013288	$ 21,148.97	$ 253,787.64	$ 128.066423	$ 22,198.18	$ 266,378.16	$ 131.315942	$ 22,761.43	$ 273,137.16	$ 134.529346	$ 23,318.42	$ 279,821.04
Police Officer	650	2	B	031	$ 78.663058	$ 13,634.93	$ 163,619.16	$ 82.566692	$ 14,311.56	$ 171,738.72	$ 86.722038	$ 15,031.82	$ 180,381.84	$ 91.056981	$ 15,783.21	$ 189,398.52	$ 95.593327	$ 16,569.51	$ 198,834.12	$ 98.008846	$ 16,988.20	$ 203,858.40	$ 100.388423	$ 17,400.66	$ 208,807.92
Police Officer - FTO	650T	2	B	033	$ 82.566692	$ 14,311.56	$ 171,738.72	$ 86.722038	$ 15,031.82	$ 180,381.84	$ 91.056981	$ 15,783.21	$ 189,398.52	$ 95.593327	$ 16,569.51	$ 198,834.12	$ 100.388423	$ 17,400.66	$ 208,807.92	$ 102.904558	$ 17,836.79	$ 214,041.48	$ 105.413596	$ 18,271.69	$ 219,260.28
Police Records Spec I	641	10	H2	018	$ 43.756385	$ 7,584.44	$ 91,013.28	$ 45.945231	$ 7,963.84	$ 95,566.08	$ 48.318404	$ 8,375.19	$ 100,502.28	$ 50.757981	$ 8,798.05	$ 105,576.60	$ 53.418577	$ 9,259.22	$ 111,110.64	$ 54.686135	$ 9,478.93	$ 113,747.16	$ 55.953923	$ 9,698.68	$ 116,384.16
Police Records Spec II	643	10	H2	022	$ 48.318404	$ 8,375.19	$ 100,502.28	$ 50.757981	$ 8,798.05	$ 105,576.60	$ 53.418577	$ 9,259.22	$ 111,110.64	$ 55.953923	$ 9,698.68	$ 116,384.16	$ 58.865019	$ 10,203.27	$ 122,439.24	$ 60.235962	$ 10,440.90	$ 125,290.80	$ 61.599346	$ 10,677.22	$ 128,126.64
Police Records Supervisor	644	10	H2	026	$ 53.418577	$ 9,259.22	$ 111,110.64	$ 55.953923	$ 9,698.68	$ 116,384.16	$ 58.865019	$ 10,203.27	$ 122,439.24	$ 61.599346	$ 10,677.22	$ 128,126.64	$ 64.687442	$ 11,212.49	$ 134,549.88	$ 66.338423	$ 11,498.66	$ 137,983.92	$ 67.989231	$ 11,784.80	$ 141,417.60
Police Sergeant	665	2	B	037	$ 91.056981	$ 15,783.21	$ 189,398.52	$ 95.593327	$ 16,569.51	$ 198,834.12	$ 100.388423	$ 17,400.66	$ 208,807.92	$ 105.413596	$ 18,271.69	$ 219,260.28	$ 110.690481	$ 19,186.35	$ 230,236.20	$ 113.422269	$ 19,659.86	$ 235,918.32	$ 116.204481	$ 20,142.11	$ 241,705.32
Police Training Coordinator	648	578	A	026	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 60.433500	$ 10,475.14	$ 125,701.68
Power Account Clerk I	662	578	A	019	$ 39.886269	$ 6,913.62	$ 82,963.44	$ 41.904750	$ 7,263.49	$ 87,161.88	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 51.060808	$ 8,850.54	$ 106,206.48
Power Account Clerk III	664	578	A	025	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 58.980865	$ 10,223.35	$ 122,680.20
Power Contract Specialist	661	578	A	033	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 70.050635	$ 12,142.11	$ 145,705.32	$ 71.831654	$ 12,450.82	$ 149,409.84
Principal Elec Estimator	669	3	D1	035	$ 88.268481	$ 15,299.87	$ 183,598.44	$ 92.661923	$ 16,061.40	$ 192,736.80	$ 97.215346	$ 16,850.66	$ 202,207.92	$ 102.204635	$ 17,715.47	$ 212,585.64	$ 107.442981	$ 18,623.45	$ 223,481.40	$ 110.119962	$ 19,087.46	$ 229,049.52	$ 112.868019	$ 19,563.79	$ 234,765.48
Principal Engrg Tech (Elec)	670	578	A	032	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 70.050635	$ 12,142.11	$ 145,705.32
Principal Engrg Tech (Fiber)	670A	578	A	032	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 70.050635	$ 12,142.11	$ 145,705.32
Public Safety Dispatcher I	339	10	H3	025	$ 52.600212	$ 9,117.37	$ 109,408.44	$ 55.212000	$ 9,570.08	$ 114,840.96	$ 57.957750	$ 10,046.01	$ 120,552.12	$ 60.815192	$ 10,541.30	$ 126,495.60	$ 63.769096	$ 11,053.31	$ 132,639.72	$ 65.309423	$ 11,320.30	$ 135,843.60	$ 66.976269	$ 11,609.22	$ 139,310.64
Public Safety Dispatcher II	340	10	H3	028	$ 56.491904	$ 9,791.93	$ 117,503.16	$ 59.431038	$ 10,301.38	$ 123,616.56	$ 62.191673	$ 10,779.89	$ 129,358.68	$ 65.309423	$ 11,320.30	$ 135,843.60	$ 68.643000	$ 11,898.12	$ 142,777.44	$ 70.354385	$ 12,194.76	$ 146,337.12	$ 72.051000	$ 12,488.84	$ 149,866.08
Public Works Inspector	680	578	A	033	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 70.050635	$ 12,142.11	$ 145,705.32	$ 71.831654	$ 12,450.82	$ 149,409.84
Public Works Supervisor	151	578	A	038	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 70.050635	$ 12,142.11	$ 145,705.32	$ 73.598596	$ 12,757.09	$ 153,085.08	$ 77.104673	$ 13,364.81	$ 160,377.72	$ 79.039269	$ 13,700.14	$ 164,401.68	$ 81.008769	$ 14,041.52	$ 168,498.24
Pump Maintenance Technician	677	6	G	027	$ 48.092250	$ 8,335.99	$ 100,031.88	$ 50.450192	$ 8,744.70	$ 104,936.40	$ 52.976538	$ 9,182.60	$ 110,191.20	$ 55.502942	$ 9,620.51	$ 115,446.12	$ 58.253942	$ 10,097.35	$ 121,168.20	$ 59.713558	$ 10,350.35	$ 124,204.20	$ 61.159212	$ 10,600.93	$ 127,211.16
Purchasing Clerk	678	578	A	019	$ 39.886269	$ 6,913.62	$ 82,963.44	$ 41.904750	$ 7,263.49	$ 87,161.88	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 51.060808	$ 8,850.54	$ 106,206.48
Purchasing Utility Worker	679	578	A	015	$ 36.142846	$ 6,264.76	$ 75,177.12	$ 37.937712	$ 6,575.87	$ 78,910.44	$ 39.886269	$ 6,913.62	$ 82,963.44	$ 41.904750	$ 7,263.49	$ 87,161.88	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 45.145327	$ 7,825.19	$ 93,902.28	$ 46.318673	$ 8,028.57	$ 96,342.84

All classifications on the Classified Salary Plan are FLSA "Non-Exempt" except Unit 4 classifications. Unit 4 classifications are eligible for MOU overtime.

					Step 1			Step 2			Step 3			Step 4			Step 5			Step 6			Step 7		
Job Title	Job Code	Union Code	Sal Plan	Grade	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual
Recreation Coordinator	693	578	A	027	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 61.956115	$ 10,739.06	$ 128,868.72
Recreation Coord-Therapeutics	693A	578	A	027	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 61.956115	$ 10,739.06	$ 128,868.72
Recreation Program Supervisor	691	578	A	032	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 70.050635	$ 12,142.11	$ 145,705.32
Recreation Supervisor	685	578	A	032	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 70.050635	$ 12,142.11	$ 145,705.32
Recruit Police Officer	689	2R	B2	031	$ 57.908077	$ 10,037.40	$ 120,448.80	$ 60.805327	$ 10,539.59	$ 126,475.08	$ 63.846346	$ 11,066.70	$ 132,800.40	$ 67.038231	$ 11,619.96	$ 139,439.52	$ 70.388365	$ 12,200.65	$ 146,407.80	$ 72.149712	$ 12,505.95	$ 150,071.40	$ 73.954212	$ 12,818.73	$ 153,824.76
Resource Analyst II	696	578	A	035	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 73.598596	$ 12,757.09	$ 153,085.08	$ 75.344596	$ 13,059.73	$ 156,716.76
Service Coordinator-Inspector	792	3	D1	037	$ 92.661923	$ 16,061.40	$ 192,736.80	$ 97.215346	$ 16,850.66	$ 202,207.92	$ 102.204635	$ 17,715.47	$ 212,585.64	$ 107.442981	$ 18,623.45	$ 223,481.40	$ 112.868019	$ 19,563.79	$ 234,765.48	$ 115.580481	$ 20,033.95	$ 240,407.40	$ 118.515462	$ 20,542.68	$ 246,512.16
Service Coord-Inspector(Fiber)	792F	3	D1	034	$ 86.071673	$ 14,919.09	$ 179,029.08	$ 90.474058	$ 15,682.17	$ 188,186.04	$ 94.831904	$ 16,437.53	$ 197,250.36	$ 99.589962	$ 17,262.26	$ 207,147.12	$ 104.774885	$ 18,160.98	$ 217,931.76	$ 107.442981	$ 18,623.45	$ 223,481.40	$ 110.119962	$ 19,087.46	$ 229,049.52
Sewer Inspection Technician	783	6	G	027	$ 48.092250	$ 8,335.99	$ 100,031.88	$ 50.450192	$ 8,744.70	$ 104,936.40	$ 52.976538	$ 9,182.60	$ 110,191.20	$ 55.502942	$ 9,620.51	$ 115,446.12	$ 58.253942	$ 10,097.35	$ 121,168.20	$ 59.713558	$ 10,350.35	$ 124,204.20	$ 61.159212	$ 10,600.93	$ 127,211.16
Sr Accounting Technician	208	578	A	026	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 60.433500	$ 10,475.14	$ 125,701.68
Sr Business Analyst	722	578	A	038	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 70.050635	$ 12,142.11	$ 145,705.32	$ 73.598596	$ 12,757.09	$ 153,085.08	$ 77.104673	$ 13,364.81	$ 160,377.72	$ 79.039269	$ 13,700.14	$ 164,401.68	$ 81.008769	$ 14,041.52	$ 168,498.24
Sr Center Coordinator	715	578	A	027	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 61.956115	$ 10,739.06	$ 128,868.72
Sr Customer Service Rep	724	578	A	022	$ 42.973269	$ 7,448.70	$ 89,384.40	$ 45.145327	$ 7,825.19	$ 93,902.28	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 54.769385	$ 9,493.36	$ 113,920.32
Sr Elec & Water Syst Op - Cert	777R	3	R6	040	$ 105.566423	$ 18,298.18	$ 219,578.16	$ 111.062538	$ 19,250.84	$ 231,010.08	$ 116.727865	$ 20,232.83	$ 242,793.96	$ 122.517519	$ 21,236.37	$ 254,836.44	$ 128.698500	$ 22,307.74	$ 267,692.88	$ 131.926904	$ 22,867.33	$ 274,407.96	$ 135.137481	$ 23,423.83	$ 281,085.96
Sr Elec & Water System Operatr	777	3	D1	040	$ 99.589962	$ 17,262.26	$ 207,147.12	$ 104.774885	$ 18,160.98	$ 217,931.76	$ 110.119962	$ 19,087.46	$ 229,049.52	$ 115.580481	$ 20,033.95	$ 240,407.40	$ 121.414673	$ 21,045.21	$ 252,542.52	$ 124.456327	$ 21,572.43	$ 258,869.16	$ 127.488981	$ 22,098.09	$ 265,177.08
Sr Elec Crew Foreperson	551	3	D1	551	$ 104.699654	$ 18,147.94	$ 217,775.28	$ 109.934654	$ 19,055.34	$ 228,664.08	$ 115.431404	$ 20,008.11	$ 240,097.32	$ 121.202942	$ 21,008.51	$ 252,102.12	$ 127.263173	$ 22,058.95	$ 264,707.40	$ 130.444731	$ 22,610.42	$ 271,325.04	$ 133.705731	$ 23,175.66	$ 278,107.92
Sr Elec Meter Technician	729	3	D1	038	$ 94.831904	$ 16,437.53	$ 197,250.36	$ 99.589962	$ 17,262.26	$ 207,147.12	$ 104.774885	$ 18,160.98	$ 217,931.76	$ 110.119962	$ 19,087.46	$ 229,049.52	$ 115.580481	$ 20,033.95	$ 240,407.40	$ 118.515462	$ 20,542.68	$ 246,512.16	$ 121.414673	$ 21,045.21	$ 252,542.52
Sr Elec Util Elec Tech	785	3	D1	038	$ 94.831904	$ 16,437.53	$ 197,250.36	$ 99.589962	$ 17,262.26	$ 207,147.12	$ 104.774885	$ 18,160.98	$ 217,931.76	$ 110.119962	$ 19,087.46	$ 229,049.52	$ 115.580481	$ 20,033.95	$ 240,407.40	$ 118.515462	$ 20,542.68	$ 246,512.16	$ 121.414673	$ 21,045.21	$ 252,542.52
Sr Elec Util Eng	730	4	E2	046	$ 98.420712	$ 17,059.59	$ 204,715.08	$ 103.401288	$ 17,922.89	$ 215,074.68	$ 108.667904	$ 18,835.77	$ 226,029.24	$ 113.911558	$ 19,744.67	$ 236,936.04	$ 119.549481	$ 20,721.91	$ 248,662.92	$ 122.573423	$ 21,246.06	$ 254,952.72	$ 125.581788	$ 21,767.51	$ 261,210.12
Sr Elec Util Eng/Control-Comm	730I	4	E2	046	$ 98.420712	$ 17,059.59	$ 204,715.08	$ 103.401288	$ 17,922.89	$ 215,074.68	$ 108.667904	$ 18,835.77	$ 226,029.24	$ 113.911558	$ 19,744.67	$ 236,936.04	$ 119.549481	$ 20,721.91	$ 248,662.92	$ 122.573423	$ 21,246.06	$ 254,952.72	$ 125.581788	$ 21,767.51	$ 261,210.12
Sr Elec Util Eng/Distbn Plan	730D	4	E2	046	$ 98.420712	$ 17,059.59	$ 204,715.08	$ 103.401288	$ 17,922.89	$ 215,074.68	$ 108.667904	$ 18,835.77	$ 226,029.24	$ 113.911558	$ 19,744.67	$ 236,936.04	$ 119.549481	$ 20,721.91	$ 248,662.92	$ 122.573423	$ 21,246.06	$ 254,952.72	$ 125.581788	$ 21,767.51	$ 261,210.12
Sr Elec Util Eng/Fiber	730L	4	E2	046	$ 98.420712	$ 17,059.59	$ 204,715.08	$ 103.401288	$ 17,922.89	$ 215,074.68	$ 108.667904	$ 18,835.77	$ 226,029.24	$ 113.911558	$ 19,744.67	$ 236,936.04	$ 119.549481	$ 20,721.91	$ 248,662.92	$ 122.573423	$ 21,246.06	$ 254,952.72	$ 125.581788	$ 21,767.51	$ 261,210.12
Sr Elec Util Eng/Generation	730E	4	E2	046	$ 98.420712	$ 17,059.59	$ 204,715.08	$ 103.401288	$ 17,922.89	$ 215,074.68	$ 108.667904	$ 18,835.77	$ 226,029.24	$ 113.911558	$ 19,744.67	$ 236,936.04	$ 119.549481	$ 20,721.91	$ 248,662.92	$ 122.573423	$ 21,246.06	$ 254,952.72	$ 125.581788	$ 21,767.51	$ 261,210.12
Sr Elec Util Eng/Opr Planning	730F	4	E2	046	$ 98.420712	$ 17,059.59	$ 204,715.08	$ 103.401288	$ 17,922.89	$ 215,074.68	$ 108.667904	$ 18,835.77	$ 226,029.24	$ 113.911558	$ 19,744.67	$ 236,936.04	$ 119.549481	$ 20,721.91	$ 248,662.92	$ 122.573423	$ 21,246.06	$ 254,952.72	$ 125.581788	$ 21,767.51	$ 261,210.12
Sr Elec Util Eng/Prot Relay	730A	4	E2	046	$ 98.420712	$ 17,059.59	$ 204,715.08	$ 103.401288	$ 17,922.89	$ 215,074.68	$ 108.667904	$ 18,835.77	$ 226,029.24	$ 113.911558	$ 19,744.67	$ 236,936.04	$ 119.549481	$ 20,721.91	$ 248,662.92	$ 122.573423	$ 21,246.06	$ 254,952.72	$ 125.581788	$ 21,767.51	$ 261,210.12
Sr Elec Util Generation Tech	733	3	D1	038	$ 94.831904	$ 16,437.53	$ 197,250.36	$ 99.589962	$ 17,262.26	$ 207,147.12	$ 104.774885	$ 18,160.98	$ 217,931.76	$ 110.119962	$ 19,087.46	$ 229,049.52	$ 115.580481	$ 20,033.95	$ 240,407.40	$ 118.515462	$ 20,542.68	$ 246,512.16	$ 121.414673	$ 21,045.21	$ 252,542.52
Sr Electrical Estimator	726	3	D1	031	$ 80.130923	$ 13,889.36	$ 166,672.32	$ 84.017423	$ 14,563.02	$ 174,756.24	$ 88.268481	$ 15,299.87	$ 183,598.44	$ 92.661923	$ 16,061.40	$ 192,736.80	$ 97.215346	$ 16,850.66	$ 202,207.92	$ 99.589962	$ 17,262.26	$ 207,147.12	$ 102.204635	$ 17,715.47	$ 212,585.64
Sr Energy Systems Analyst	744	578	A	043	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 75.344596	$ 13,059.73	$ 156,716.76	$ 79.039269	$ 13,700.14	$ 164,401.68	$ 83.027135	$ 14,391.37	$ 172,696.44	$ 87.231635	$ 15,120.15	$ 181,441.80	$ 89.354712	$ 15,488.15	$ 185,857.80	$ 91.568712	$ 15,871.91	$ 190,462.92
Sr Engineer (Civil)	322	4	E3	041	$ 82.840500	$ 14,359.02	$ 172,308.24	$ 87.136846	$ 15,103.72	$ 181,244.64	$ 91.417212	$ 15,845.65	$ 190,147.80	$ 95.915135	$ 16,625.29	$ 199,503.48	$ 100.759615	$ 17,465.00	$ 209,580.00	$ 103.290692	$ 17,903.72	$ 214,844.64	$ 105.781500	$ 18,335.46	$ 220,025.52
Sr Engineering Tech	745	578	A	028	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 63.478615	$ 11,002.96	$ 132,035.52
Sr Human Resources Assistant	510	578	A	020	$ 40.843096	$ 7,079.47	$ 84,953.64	$ 42.973269	$ 7,448.70	$ 89,384.40	$ 45.145327	$ 7,825.19	$ 93,902.28	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 52.352942	$ 9,074.51	$ 108,894.12
Sr Human Resources Technician	747	578	A	024	$ 45.145327	$ 7,825.19	$ 93,902.28	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 57.528173	$ 9,971.55	$ 119,658.60
Sr Inspector	750	578	A	039	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 75.344596	$ 13,059.73	$ 156,716.76	$ 79.039269	$ 13,700.14	$ 164,401.68	$ 81.008769	$ 14,041.52	$ 168,498.24	$ 83.027135	$ 14,391.37	$ 172,696.44
Sr Instrument & Control Tech	753	3	D1	038	$ 94.831904	$ 16,437.53	$ 197,250.36	$ 99.589962	$ 17,262.26	$ 207,147.12	$ 104.774885	$ 18,160.98	$ 217,931.76	$ 110.119962	$ 19,087.46	$ 229,049.52	$ 115.580481	$ 20,033.95	$ 240,407.40	$ 118.515462	$ 20,542.68	$ 246,512.16	$ 121.414673	$ 21,045.21	$ 252,542.52
Sr Key Customer Representative	752	578	A	039	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 75.344596	$ 13,059.73	$ 156,716.76	$ 79.039269	$ 13,700.14	$ 164,401.68	$ 81.008769	$ 14,041.52	$ 168,498.24	$ 83.027135	$ 14,391.37	$ 172,696.44
Sr Library Asst	754	578	A	025	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 58.980865	$ 10,223.35	$ 122,680.20
Sr Library Asst-Public Svc	754B	578	A	025	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 58.980865	$ 10,223.35	$ 122,680.20
Sr Materials Handler	760	578	A	023	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 56.145346	$ 9,731.86	$ 116,782.32
Sr Permit Technician	766	578	A	027	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 61.956115	$ 10,739.06	$ 128,868.72
Sr Planner	765	578	A	041	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 75.344596	$ 13,059.73	$ 156,716.76	$ 79.039269	$ 13,700.14	$ 164,401.68	$ 83.027135	$ 14,391.37	$ 172,696.44	$ 85.052481	$ 14,742.43	$ 176,909.16	$ 87.231635	$ 15,120.15	$ 181,441.80
Sr Plans Examiner	773	578	A	045	$ 75.344596	$ 13,059.73	$ 156,716.76	$ 79.039269	$ 13,700.14	$ 164,401.68	$ 83.027135	$ 14,391.37	$ 172,696.44	$ 87.231635	$ 15,120.15	$ 181,441.80	$ 91.568712	$ 15,871.91	$ 190,462.92	$ 93.810635	$ 16,260.51	$ 195,126.12	$ 96.129346	$ 16,662.42	$ 199,949.04
Sr Public Safety Dispatcher	725	10	H3	034	$ 65.309423	$ 11,320.30	$ 135,843.60	$ 68.643000	$ 11,898.12	$ 142,777.44	$ 72.051000	$ 12,488.84	$ 149,866.08	$ 75.615231	$ 13,106.64	$ 157,279.68	$ 79.536519	$ 13,786.33	$ 165,435.96	$ 81.553154	$ 14,135.88	$ 169,630.56	$ 83.577000	$ 14,486.68	$ 173,840.16
Sr Resource Analyst	771	578	A	043	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 75.344596	$ 13,059.73	$ 156,716.76	$ 79.039269	$ 13,700.14	$ 164,401.68	$ 83.027135	$ 14,391.37	$ 172,696.44	$ 87.231635	$ 15,120.15	$ 181,441.80	$ 89.354712	$ 15,488.15	$ 185,857.80	$ 91.568712	$ 15,871.91	$ 190,462.92
Staff Aide I	794	578	A	024	$ 45.145327	$ 7,825.19	$ 93,902.28	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 56.145346	$ 9,731.86	$ 116,782.32	$ 57.528173	$ 9,971.55	$ 119,658.60
Staff Aide II	795	578	A	026	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 60.433500	$ 10,475.14	$ 125,701.68
Staff Aide II - Envir Programs	795A	578	A	026	$ 47.471077	$ 8,228.32	$ 98,739.84	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 60.433500	$ 10,475.14	$ 125,701.68
Staff Analyst I	796	578	A	032	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 70.050635	$ 12,142.11	$ 145,705.32
Staff Analyst II	797	578	A	034	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 70.050635	$ 12,142.11	$ 145,705.32	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 73.598596	$ 12,757.09	$ 153,085.08
Street Maint Worker I	811	6	G	019	$ 39.411346	$ 6,831.30	$ 81,975.60	$ 41.348250	$ 7,167.03	$ 86,004.36	$ 43.453558	$ 7,531.95	$ 90,383.40	$ 45.783462	$ 7,935.80	$ 95,229.60	$ 48.092250	$ 8,335.99	$ 100,031.88	$ 49.222096	$ 8,531.83	$ 102,381.96	$ 50.450192	$ 8,744.70	$ 104,936.40
Street Maint Worker II	812	6	G	021	$ 41.348250	$ 7,167.03	$ 86,004.36	$ 43.453558	$ 7,531.95	$ 90,383.40	$ 45.783462	$ 7,935.80	$ 95,229.60	$ 48.092250	$ 8,335.99	$ 100,031.88	$ 50.450192	$ 8,744.70	$ 104,936.40	$ 51.685269	$ 8,958.78	$ 107,505.36	$ 52.976538	$ 9,182.60	$ 110,191.20
Street Maint Worker III	813	6	G	023	$ 43.453558	$ 7,531.95	$ 90,383.40	$ 45.783462	$ 7,935.80	$ 95,229.60	$ 48.092250	$ 8,335.99	$ 100,031.88	$ 50.450192	$ 8,744.70	$ 104,936.40	$ 52.976538	$ 9,182.60	$ 110,191.20	$ 54.169558	$ 9,389.39	$ 112,672.68	$ 55.502942	$ 9,620.51	$ 115,446.12
Street Maint Worker IV	814	6	G	029	$ 50.450192	$ 8,744.70	$ 104,936.40	$ 52.976538	$ 9,182.60	$ 110,191.20	$ 55.502942	$ 9,620.51	$ 115,446.12	$ 58.253942	$ 10,097.35	$ 121,168.20	$ 61.159212	$ 10,600.93	$ 127,211.16	$ 62.625865	$ 10,855.15	$ 130,261.80	$ 64.211885	$ 11,130.06	$ 133,560.72

All classifications on the Classified Salary Plan are FLSA "Non-Exempt" except Unit 4 classifications. Unit 4 classifications are eligible for MOU overtime.

					Step 1			Step 2			Step 3			Step 4			Step 5			Step 6			Step 7		
Job Title	Job Code	Union Code	Sal Plan	Grade	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual	Hourly	Monthly	Annual
Street Sweeper Operator	825	6	G	028	$ 49.222096	$ 8,531.83	$ 102,381.96	$ 51.685269	$ 8,958.78	$ 107,505.36	$ 54.169558	$ 9,389.39	$ 112,672.68	$ 56.801192	$ 9,845.54	$ 118,146.48	$ 59.713558	$ 10,350.35	$ 124,204.20	$ 61.159212	$ 10,600.93	$ 127,211.16	$ 62.625865	$ 10,855.15	$ 130,261.80
Time & Material Clerk	845	578	A	028	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 63.478615	$ 11,002.96	$ 132,035.52
Traffic Operations Engineer	851	4	E	038	$ 74.090481	$ 12,842.35	$ 154,108.20	$ 77.800788	$ 13,485.47	$ 161,825.64	$ 81.767308	$ 14,173.00	$ 170,076.00	$ 85.997712	$ 14,906.27	$ 178,875.24	$ 90.088385	$ 15,615.32	$ 187,383.84	$ 92.362731	$ 16,009.54	$ 192,114.48	$ 94.637019	$ 16,403.75	$ 196,845.00
Tree Trimmer II	780	6	G	026	$ 46.934308	$ 8,135.28	$ 97,623.36	$ 49.222096	$ 8,531.83	$ 102,381.96	$ 51.685269	$ 8,958.78	$ 107,505.36	$ 54.169558	$ 9,389.39	$ 112,672.68	$ 56.801192	$ 9,845.54	$ 118,146.48	$ 58.253942	$ 10,097.35	$ 121,168.20	$ 59.713558	$ 10,350.35	$ 124,204.20
Troubleshooter	860	3	D1	038	$ 94.831904	$ 16,437.53	$ 197,250.36	$ 99.589962	$ 17,262.26	$ 207,147.12	$ 104.774885	$ 18,160.98	$ 217,931.76	$ 110.119962	$ 19,087.46	$ 229,049.52	$ 115.580481	$ 20,033.95	$ 240,407.40	$ 118.515462	$ 20,542.68	$ 246,512.16	$ 121.414673	$ 21,045.21	$ 252,542.52
Underground Crew Leader	877	3	D1	036	$ 90.474058	$ 15,682.17	$ 188,186.04	$ 94.831904	$ 16,437.53	$ 197,250.36	$ 99.589962	$ 17,262.26	$ 207,147.12	$ 104.774885	$ 18,160.98	$ 217,931.76	$ 110.119962	$ 19,087.46	$ 229,049.52	$ 112.868019	$ 19,563.79	$ 234,765.48	$ 115.580481	$ 20,033.95	$ 240,407.40
Utility Business Systems Spc	569	578	A	035	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 73.598596	$ 12,757.09	$ 153,085.08	$ 75.344596	$ 13,059.73	$ 156,716.76
Utility Conserv/Effcy Coord	913	578	A	028	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 63.478615	$ 11,002.96	$ 132,035.52
Utility Crew Supervisor	881	578	A	035	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 73.598596	$ 12,757.09	$ 153,085.08	$ 75.344596	$ 13,059.73	$ 156,716.76
Utility Field Services Worker	897	578	A	023	$ 44.062788	$ 7,637.55	$ 91,650.60	$ 46.318673	$ 8,028.57	$ 96,342.84	$ 48.595500	$ 8,423.22	$ 101,078.64	$ 51.060808	$ 8,850.54	$ 106,206.48	$ 53.575154	$ 9,286.36	$ 111,436.32	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 56.145346	$ 9,731.86	$ 116,782.32
Utility Field Svcs Supervisor	896	578	A	028	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 63.478615	$ 11,002.96	$ 132,035.52
Utility Inspection Supervisor	467	578	A	035	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 73.598596	$ 12,757.09	$ 153,085.08	$ 75.344596	$ 13,059.73	$ 156,716.76
Utility Inspection Technician	469	6	G	027	$ 48.092250	$ 8,335.99	$ 100,031.88	$ 50.450192	$ 8,744.70	$ 104,936.40	$ 52.976538	$ 9,182.60	$ 110,191.20	$ 55.502942	$ 9,620.51	$ 115,446.12	$ 58.253942	$ 10,097.35	$ 121,168.20	$ 59.713558	$ 10,350.35	$ 124,204.20	$ 61.159212	$ 10,600.93	$ 127,211.16
Utility Locator (Fiber)	899	3	D2	022	$ 64.513904	$ 11,182.41	$ 134,188.92	$ 67.795558	$ 11,751.23	$ 141,014.76	$ 71.130577	$ 12,329.30	$ 147,951.60	$ 74.688058	$ 12,945.93	$ 155,351.16	$ 78.449942	$ 13,597.99	$ 163,175.88	$ 80.326500	$ 13,923.26	$ 167,079.12	$ 82.229769	$ 14,253.16	$ 171,037.92
Utility Services Technician	892	578	A	028	$ 49.775827	$ 8,627.81	$ 103,533.72	$ 52.352942	$ 9,074.51	$ 108,894.12	$ 54.769385	$ 9,493.36	$ 113,920.32	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 63.478615	$ 11,002.96	$ 132,035.52
Utility Worker	895	6	G	019	$ 39.411346	$ 6,831.30	$ 81,975.60	$ 41.348250	$ 7,167.03	$ 86,004.36	$ 43.453558	$ 7,531.95	$ 90,383.40	$ 45.783462	$ 7,935.80	$ 95,229.60	$ 48.092250	$ 8,335.99	$ 100,031.88	$ 49.222096	$ 8,531.83	$ 102,381.96	$ 50.450192	$ 8,744.70	$ 104,936.40
Water & Sewer System Operator	902	578	A	035	$ 58.980865	$ 10,223.35	$ 122,680.20	$ 61.956115	$ 10,739.06	$ 128,868.72	$ 65.022115	$ 11,270.50	$ 135,246.00	$ 68.304692	$ 11,839.48	$ 142,073.76	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 73.598596	$ 12,757.09	$ 153,085.08	$ 75.344596	$ 13,059.73	$ 156,716.76
Water Resources Specialist	907	578	A	034	$ 57.528173	$ 9,971.55	$ 119,658.60	$ 60.433500	$ 10,475.14	$ 125,701.68	$ 63.478615	$ 11,002.96	$ 132,035.52	$ 66.579577	$ 11,540.46	$ 138,485.52	$ 70.050635	$ 12,142.11	$ 145,705.32	$ 71.831654	$ 12,450.82	$ 149,409.84	$ 73.598596	$ 12,757.09	$ 153,085.08
Water Service Technician I	904	6	G	025	$ 45.783462	$ 7,935.80	$ 95,229.60	$ 48.092250	$ 8,335.99	$ 100,031.88	$ 50.450192	$ 8,744.70	$ 104,936.40	$ 52.976538	$ 9,182.60	$ 110,191.20	$ 55.502942	$ 9,620.51	$ 115,446.12	$ 56.801192	$ 9,845.54	$ 118,146.48	$ 58.253942	$ 10,097.35	$ 121,168.20
Water Service Technician II	903	6	G	027	$ 48.092250	$ 8,335.99	$ 100,031.88	$ 50.450192	$ 8,744.70	$ 104,936.40	$ 52.976538	$ 9,182.60	$ 110,191.20	$ 55.502942	$ 9,620.51	$ 115,446.12	$ 58.253942	$ 10,097.35	$ 121,168.20	$ 59.713558	$ 10,350.35	$ 124,204.20	$ 61.159212	$ 10,600.93	$ 127,211.16
Water/Sewer Maint Worker I	914	6	G	019	$ 39.411346	$ 6,831.30	$ 81,975.60	$ 41.348250	$ 7,167.03	$ 86,004.36	$ 43.453558	$ 7,531.95	$ 90,383.40	$ 45.783462	$ 7,935.80	$ 95,229.60	$ 48.092250	$ 8,335.99	$ 100,031.88	$ 49.222096	$ 8,531.83	$ 102,381.96	$ 50.450192	$ 8,744.70	$ 104,936.40
Water/Sewer Maint Worker II	917	6	G	023	$ 43.453558	$ 7,531.95	$ 90,383.40	$ 45.783462	$ 7,935.80	$ 95,229.60	$ 48.092250	$ 8,335.99	$ 100,031.88	$ 50.450192	$ 8,744.70	$ 104,936.40	$ 52.976538	$ 9,182.60	$ 110,191.20	$ 54.169558	$ 9,389.39	$ 112,672.68	$ 55.502942	$ 9,620.51	$ 115,446.12

All classifications on the Classified Salary Plan are FLSA "Non-Exempt" except Unit 4 classifications. Unit 4 classifications are eligible for MOU overtime.

RESOLUTION NO. 26- _____

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA TO ADOPT THE AMENDED CLASSIFIED SALARY PLANS FOR VARIOUS POSITIONS WITH AN APPROVAL DATE OF APRIL 21, 2026, AND AN EFFECTIVE DATE OF APRIL 26, 2026

WHEREAS, the City of Santa Clara contracts with CalPERS to provide retirement benefits;

WHEREAS, to comply with the California Code Regulations section 570.5, the City of Santa Clara shall among other things, have publicly available pay schedules approved and adopted by the City Council which shall indicate an effective date and date of any revisions; and,

WHEREAS, as required by the California Code Regulations section 570.5 and as mandated by CalPERS, the City Council deems it to be in the best interests of the City to adopt the Amended Classified Salary Plan for City of Santa Clara classifications when there are salary modifications to existing classifications, and when new classifications are created and salary ranges need to be established or when existing classifications are deleted, with an approval date of April 21, 2026, and an effective date of April 26, 2026.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City hereby adopts the attached Amended Classified Salary Plan, and the attached Classified Salary Plan, for classified positions assigned to the Santa Clara Firefighters, International Association of Firefighters, Local 1171, Bargaining Unit (Unit #1).
2. Effective date. In accordance with the California Code Regulations section 570.5 and to comply with CalPERS, the attached salary schedule for classified positions shall be effective April 26, 2026, and adopted with an approval date of April 21, 2026.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE ____ DAY OF ____, 2026, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:

1. Classified Salary Plan (Effective April 26, 2026) and Approved April 21, 2026

26-260 Agenda Date: 4/21/2026

REPORT TO COUNCIL

SUBJECT

Adopt a Resolution Updating the Average Per-Acre Land Values and Park Development Costs Per Capita Used for Setting the Parkland In-Lieu Fee Schedule for New Residential Development for FY 2026/27

BACKGROUND

City Code Chapter 17.35 “Park and Recreational Land” requires new residential development to provide developed park and recreational land and/or pay an in-lieu fee pursuant to the Quimby Act (“Quimby”) and/or the Mitigation Fee Act (“MFA”). This enables the City to maintain its existing level of service at the same rate of 2.6 acres to 3.0 acres of parkland and recreational amenities per 1,000 residents.

Parkland in-lieu fees are reassessed as part of the annual adoption of the Municipal Fee Schedule. There are three primary cost components upon which in-lieu fees are calculated:

1. The average cost of land acquisition for parks in Santa Clara, as determined by an annual land valuation appraisal;

2. The average per capita cost to develop parkland into a usable facility, based on the 2019 Parks and Recreation Facility Condition Assessment and adjusted using the Department of General Services California Construction Cost Index (CCCI); and

3. The administrative cost of the program, including review of residential development plans for compliance with the park ordinance and tracking of in-lieu fees (currently set at 2% of total fees collected).

The methodology used to calculate the in-lieu fees is detailed in the Park & Recreation Facilities Development Impact Fee Study (Nexus Study), dated August 27, 2019 (Attachment 1).

The purpose of this report is to:

1. Present the findings of the 2025 Land Valuation Report;

2. Recommend a +3.9% adjustment to the park improvement value in accordance with the latest CCCI figures; and

3. Solicit input from the City Council and the public on the proposed adjustments to parkland in-lieu fees and consider a recommendation that the updated Quimby and

MFA fees take effect on July 1, 2026.

On April 13, 2026, the Land Valuation Report, along with associated park improvement cost information, was presented to the Parks & Recreation Commission for their consideration and public comment; no public comments were received. The Commission reviewed this item and voted 5-0 (Commissioner DeMarco was absent), recommending that the City Council adopt the proposed resolution updating the average per acre land values and park development costs per capita for purposes of setting the park in-lieu fee schedule.

DISCUSSION

Land Valuation - Average Cost per Acre

The cost to purchase land for parks is based on an annual land valuation study. The appraisal report is completed by an appraiser in accordance with City Code Section 17.35.040 and the Supplemental Instructions for the Appraisal of the Fair Market Value of Land, approved by the City Council on June 7, 2016 (Attachment 2).

The appraisal report has a valuation date of December 31 to account for the full calendar year (January 1 to December 31) of property transaction data and provides an objective assessment of the average value per acre of land across the City's three residential ZIP Code areas (95050, 95051, and 95054).

On February 27, 2026, the City's consultant, the Dore Group, completed the annual land valuation study with a valuation date of December 31, 2025 (Attachment 3). The study results are summarized in Table 1 below, which presents the 2025 valuation and prior years' values for the City's three residential Zip Codes. The average land value per acre decreased across all three ZIP Codes from 2023 to 2024, then increased in 2025. The increase from 2024 to 2025 ranges from 0.01% to 4.4%, depending on the individual Zip Codes. However, despite this uptick, 2025 values remain below 2023 levels.

Table 1 Average Land Value per Acre

Area	12-31-17	12-31-19	12-31-20	12-31-21	12-31-22	12-31-23	12-31-24	12-31-25	% Chg
95050	$3.738M	$4.385M	$4.720M	$5.715M	$5.500M	$5.455M	$5.180M	$5.359M	+3.5%
95051	$3.993M	$4.630M	$5.120M	$6.000M	$5.840M	$5.650M	$5.340M	$5.573M	+4.4%
95054	$4.035M	$4.495M	$4.830M	$5.495M	$5.240M	$5.255M	$5.000M	$5.037M	+0.01%

The 2025 Annual Land Valuation Appraisal Report was posted on the City website and a two-week public comment period was open from March 20, 2026 through April 3, 2026. Members of the public and development community were invited to review the report and submit questions and comments to the Director of Parks & Recreation. No comments were received during the official comment period.

Park Improvement Value - Average Cost Per Capita

The cost of constructing park improvements (e.g., landscape, furnishings, buildings, etc.), is based on the average per capita cost of improvements within the City's existing park system. This approach ensures a fair and equitable distribution of costs to be recovered for the development of park amenities and facilities to serve new residents at the same standard as existing residents.

On October 29, 2024, the City Council adopted Resolution No. 24-9383 (Attachment 4), which established the annual adjustments to the park improvement value used in calculating in-lieu fees. These adjustments correspond to the changes (increases or decreases) in the CCCI for the previous calendar year, as reported by the Real Estate Services Division for the Bay Area. Annual increases and decreases are capped at 10% of the base value. In addition, the adjusted base value shall not exceed 100% cost recovery.

This approach builds upon the methodology established by the City Council in 2023 through Resolution No. 23-9220 (Attachment 5), which first defined the framework for annually updating the park improvement value.

Accordingly, park development costs are reviewed and updated annually to reflect changes in construction costs (i.e., escalation/inflation) and the average value of park assets across the existing park system, consistent with Resolution No. 23-9220.

From 2024 to 2025, the CCCI increased by 3.9% (see Table 2). Consistent with the City Council policy, it is recommended that this change is applied to calculate the 2026 Park Improvement Value. Accordingly, the current park improvement value of $4,273 is increased by 3.9%, resulting in an updated value of $4,440.

Table 2 Park Improvement Value (Cost per Capita)/Construction Cost Escalatic

Year	2024	2025 Park Improvement Value	2025	2026 Park Improvement Value
CCCI	+2.3%	$4,273	+3.9%	$4,440
Park Improvem	$4,177		$4,273	

Credit for Qualified Private Recreational Amenities

New residential developments may propose and receive a credit of 50% of the land value for eligible private recreation amenities against in-lieu fees. This credit acknowledges that such amenities provide some public benefit by partially reducing the demand on the City's existing park system.

Eligible active recreational amenities include, but are not limited to, pools, gymnasiums or fitness areas, community rooms, picnic facilities, playgrounds, off-leash dog areas, large turf areas, sport courts, and community gardens. Each development application is evaluated for size, shape, location, utility/demand, among other criteria, to ensure that the proposed amenities are appropriate and acceptable for reducing demand on existing public parkland. Eligible affordable housing and senior housing projects receive a 15% credit toward the parkland dedication requirement or applicable in-lieu fees.

Use of In-Lieu Fees

The City deposits in-lieu fees into separate accounts designated for either Quimby or Mitigation Fee Act (MFA). During the development of the City's Capital Improvement Program (CIP) budget, in-lieu fees are allocated to CIP projects including the acquisition of parkland and the development of neighborhood and community parks. Under certain conditions, Quimby funds may also be used for

the rehabilitation of existing park facilities. In-lieu fees cannot be used for on-going maintenance.

Spending and Reporting Requirements

The amounts of fees received and allocated are reported annually in the City's Adopted Budget document.

Proposed Fees for FY 2026/27

Based on the 2025 Annual Land Valuation Appraisal Report, the proposed FY 2026/27 fees have been adjusted to reflect changes in the average land value per acre, as shown in Table 1. These updates result in increases to parkland in-lieu fees in accordance with the Quimby Act and MFA, as summarized in the table below.

The fees were presented to the City Council on April 7, 2026, as part of the study session on the Proposed FY 2026/27 Municipal Fee Schedule and are subsequently included in the public hearing and adoption of the FY 2026/27 Municipal Fee Schedule on April 21, 2026.

Zip Code	Quimby	FY 2025/26	FY 2026/27	Change
95050	Single Family	$57,394	$59,434	+$2,040
	Multi Family	$38,802	$40,181	+$1,379
95051	Single Family	$58,785	$61,294	+$2,509
	Multi Family	$39,741	$41,438	+$1,697
95054	Single Family	$55,830	$56,635	+$805
	Multi Family	$37,744	$38,289	+$545
Zip Code	Mitigation Fee Act (MFA)	FY 2025/26	FY 2026/27	Change
95050	Single Family	$51,392	$53,224	+$1,832
	Multi Family	$34,744	$35,982	+$1,238
95051	Single Family	$52,597	$54,837	+$2,240
	Multi Family	$35,558	$37,073	+$1,515
95054	Single Family	$50,036	$50,799	+$763
	Multi Family	$33,827	$34,342	+$515

To illustrate how in-lieu fees are calculated, the methodology used by staff is provided in Attachment 6.

Fee Implementation

In conformance with state law, the proposed Resolution will provide the required findings for Quimby and MFA. Under state law, fees subject to Quimby may take effect immediately after adoption, while fees subject to MFA may take effect no sooner than 60 days after adoption. The fees set forth in the proposed resolution, for both Quimby and MFA, will take effect on July 1, 2026, which satisfies the MFA's 60-day requirement.

This information was presented to the Parks & Recreation Commissions (Commission) at its regular meeting on April 13, 2026, to solicit input from the Commission and the public on the proposed changes. No public comments were received. The Commission made the following

recommendations:

1. That the City Council accept the Land Valuation Appraisal Report with a date of value of December 31, 2025, as presented; and

2. That the City Council adopt a 3.9% adjustment to the Park Improvement Value in accordance with the State of California Department of General Services Construction Cost Index and prior Council direction.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a “project” within the meaning of the California Environmental Quality Act (“CEQA”) pursuant to California Code of Regulations Title 14 Section 15378(b)(4) in that it is a fiscal activity that does not involve commitment to a specific project which may result in potential significant impact on the environment.

FISCAL IMPACT

There is no impact to the General Fund for consideration of this item. The actual amount of parkland in-lieu fee revenue collected will vary based on the project application type (Quimby/MFA), the City Zip Codes (95050, 95051, 95054), housing density (single-family or multi-family), the amount of public parkland dedicated, and the amount of applicable credits. Credits may include 50% of land value for eligible on-site private recreational amenities and/or a 15% credit toward in-lieu fees for eligible affordable and senior housing projects.

Since the number and type of residential building permits issued in any particular year as well as the amount of dedicated parkland residential developers are unknown, the exact amount of in-lieu fee revenues cannot be projected at this time.

When the In-Lieu Fee Policy is set at 100% cost recovery, the City is able to fully recover the costs necessary to provide new residents with developed public parkland and recreational amenities at the same level of service as provided to existing residents. Without sufficient parkland and facilities, demand on existing facilities increases, which causes competition for access, accelerated wear, more frequent repairs, and higher maintenance and capital replacement costs.

If fees are set below 100% cost recovery, additional General Fund or alternative funding resources will be needed to bridge the funding gap. Within this scenario, the City will need to identify other funding sources for the acquisition, development and redevelopment of parkland to maintain the City’s park system standards of approximately 2.6 to 3.0 acres per 1,000 residents.

COORDINATION

This report has been coordinated with the Finance Department, the City Attorney’s Office, and the City Manager’s Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City’s official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City’s website and in the City Clerk’s Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk’s Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any

City of Santa Clara public library.

RECOMMENDATION

Adopt a resolution, in accordance with City Code Chapter 17.35, establishing average per-acre land values and park development costs used for calculating parkland in-lieu fees for residential development for FY 2026/27 and updating the Municipal Fee Schedule.

Prepared by: Gina Saporito, Staff Analyst
Reviewed by: Damon Sparacino, Director of Parks & Recreation
Approved by: Jovan Grogan, City Manager

ATTACHMENTS

1. Nexus Study
2. Supplemental Instructions for the Appraisal of the Fair Market Value of Land
3. 2025 Annual Land Valuation Appraisal Report
4. Resolution No. 24-9383
5. Resolution No. 23-9220
6. Fee Calculation Worksheets Tables A, B, C
7. Draft Resolution 26-XXXX

CITY OF SANTA CLARA

PARK AND RECREATION FACILITIES DEVELOPMENT IMPACT FEE UPDATE STUDY

FINAL (approved August 27, 2019)

April 9, 2019

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TABLE OF CONTENTS

1. INTRODUCTION 2

Background and Study Objectives 2
Public Facilities Financing in California 2
Organization of the Report 3
Facility Standards and Cost Allocation Approach 3

2. LAND USE ASSUMPTIONS 4

Use of Growth Projections for Impact Fees 4
Land Use Types 4
Growth Projections for City of Santa Clara 4
Occupant Densities 5

3. PARKS & RECREATION FACILITIES 6

Existing Park and Recreation Facilities Inventory 6
Developed Park Improvement Cost Estimate 9
Parkland Unit Costs 12
Quimby Justification Parkland Inventory (as of 2010) 13
Improved Parkland Equivalent 16
Park Facility Standards 17
City of Santa Clara Park Facilities Standards 19
Facilities Needed to Accommodate New Development 20
Parks Cost per Capita 21
Fee Schedule 22

4. IMPLEMENTATION 26

Impact Fee Program Adoption Process 26
Inflation Adjustment 26
Reporting Requirements 26
Fee Accounting 26
Programming Revenues and Projects with the CIP 26

5. MITIGATION FEE ACT FINDINGS 27

Purpose of Fee 27
Use of Fee Revenues 27
Benefit Relationship 27
Burden Relationship 28
Proportionality 28

APPENDIX 29

1. Introduction

This report summarizes an analysis of the need for public facilities and capital improvements to support future development within the City of Santa Clara through 2035. It is the City's intent that the costs representing future development's share of these facilities and improvements be imposed on that development in the form of a development impact fee, also known as a public facilities fee. The public facilities and improvements included in this analysis of the City's public facilities fee program all fall into the parks and recreation facilities category.

Background and Study Objectives

The primary policy objective of a public facilities fee program is to ensure that new development pays the capital costs associated with growth. To fulfill this objective, public agencies should review and update their fee programs periodically to incorporate the best available information. The primary purpose of this report is to create fees that incorporate current capital facility plans to serve a 2035 service population for the City of Santa Clara.

In 2013, the Santa Clara City Council adopted a strategic objective to develop a draft new housing development impact fee ordinance for parks acquisition and recreation facility development to meet its continued goal of ensuring fiscal responsibility. In 2014, the City adopted an updated park and recreation facilities fee program under the Mitigation Fee Act and the Quimby Act. This report is an update to the 2014 study to incorporate the latest facility cost and land acquisition cost data provided City, who commissioned the data specifically for use in this analysis.

The City imposes public facilities fees under authority granted by the *Mitigation Fee Act*, contained in *California Government Code* Sections 66000 *et seq*. This report provides the necessary findings required by the *Act* for adoption of the fees presented in the fee schedules contained herein.

Depending on the characteristics of the development project, the City may use the Quimby Act to calculate impact fees. The Quimby Act allows a city to require developers to dedicate at least three acres and up to five acres per 1,000 residents, if the city's existing park standard as of the last Census justifies the higher level.

Public Facilities Financing in California

The changing fiscal landscape in California during the past 40 years has steadily undercut the financial capacity of local governments to fund infrastructure. Three dominant trends stand out:

- The passage of a string of tax limitation measures, starting with Proposition 13 in 1978 and continuing through the passage of Proposition 218 in 1996;
- Declining popular support for bond measures to finance infrastructure for the next generation of residents and businesses; and
- Steep reductions in federal and state assistance.

Faced with these trends, many cities and counties have had to adopt a policy of "growth pays its own way." This policy shifts the burden of funding infrastructure expansion from existing taxpayers onto new development. This funding shift has been accomplished primarily through the imposition of assessments, special taxes, and development impact fees also known as public facilities fees. Assessments and special taxes require approval of property owners and are appropriate when the funded facilities are directly related to the developing property. Development fees, on the other hand, are an appropriate funding source for facilities that benefit all development jurisdiction-wide. Development fees need only a majority vote of the legislative body for adoption.

Organization of the Report

The determination of a public facilities fee begins with the selection of a planning horizon and development of projections for population and employment. These projections are used throughout the analysis of different facility categories and are summarized in Chapter 2.

Chapter 3 is devoted to documenting the maximum justified public facilities fee for parks and recreation facilities.

Chapter 4 describes the fee implementation process. The five statutory findings required for adoption of the proposed public facilities fees in accordance with the *Mitigation Fee Act* (codified in *California Government Code* Sections 66000 through 66025) are summarized in Chapter 5.

Facility Standards and Cost Allocation Approach

A facility standard is a policy that indicates the amount of facilities required to accommodate service demand. Examples of facility standards include building square feet per capita and park acres per capita. Standards also may be expressed in monetary terms such as the value of facilities per capita, or the value of improvements per acre or per capita. The adopted facility standard is a critical component in determining development's need for new facilities and the amount of the fee. Standards determine new development's fair share of planned facilities and ensure that new development does not fund deficiencies associated with the existing city infrastructure.

The parks and recreation facilities fees calculated in this report use an existing inventory demand standard translated into facility costs per capita to determine new development's fair share of planned facility costs. A cost standard provides a reasonable method for converting disparate types of facilities, in this case parkland and special use recreational facilities, into a single measure of demand (capital cost per capita). The cost standard is based on the **existing inventory** of parks and recreation facilities. New development would fund the expansion of facilities at the same rate that existing development has provided facilities to date, thus by definition, there is no existing deficiency.

2. Land Use Assumptions

This chapter describes the projections of growth used in this study. The existing service population in 2018 is used as the base year of the study and the planning horizon is the year 2035. This chapter also describes the sources of the unit costs for land and buildings used in this study.

Use of Growth Projections for Impact Fees

Estimates of the existing service population and projections of growth are critical assumptions used throughout this report. These estimates are used as follows:

- Estimates of total development in 2035 are used to determine the total amount of public facilities required to accommodate the future service population.
- Estimates of existing and new development are used to allocate the fair share of total planned facility costs between existing and new development.

Land Use Types

To ensure a reasonable relationship between each fee and the type of development paying the fee, growth projections distinguish between different land use types. The land use types used in this analysis are defined below.

- **Single-family:** Detached and attached one-family dwelling units.
- **Multi-family:** All attached multi-family dwellings such as duplexes, condominiums, plus mobile homes, apartments, and dormitories.
- **Accessory Dwelling Unit:** dwelling unit not exceeding 640 square feet in floor area, and which includes a kitchen, one-bedroom sleeping quarters, and a bathroom on a lot with an existing single-family dwelling.

The City should have the discretion to impose the parks and recreation facilities fee based on the specific aspects of a proposed development regardless of zoning. The guideline to use is the probable occupant density of the development. The fee imposed should be based on the land use type that most closely matches the probable occupant density of the development.

Growth Projections for City of Santa Clara

Park and recreation facilities in Santa Clara primarily serve residents in the City of Santa Clara. Therefore, residents comprise the park and recreation facilities service population.

The base year for this study is the year 2018. The planning horizon is 2035. Resident growth between 2018 and 2035 comprises the growth increment in this analysis. The City's population in 2010 is used to calculate the parkland standard under the *Quimby Act.* The Santa Clara General Plan identified total projected residents in 2035.

Table 1 shows estimates of the growth in terms of residents between 2018 and 2035. The table also shows the City's population in 2010.

Table 1: Parks Service Population

	Residents
Census (2010)	116,468
Existing (2018)	126,408
Growth (2018 - 2035)	28,392
Total (2035)	154,800

Sources: US Census, 2010; CA Deparment of Finance, Table E-5, 2018; Santa Clara General Plan.

Occupant Densities

Occupant densities ensure a reasonable relationship between the increase in service population and amount of the fee. Developers pay the fee based on the number of additional housing units for residential development. The fee schedule must convert service population estimates into these measures of housing units. This conversion is done with average occupant density factors by land use type, shown in **Table 2**. The residential occupant density factors for both the various types of dwelling units were derived from the most recently available data from US Census' American Community Survey.

Table 2: Occupant Density

Residential		
Single Family	2.98	Residents Per Dwelling Unit
Multi-family and Accessory Dwelling Units	2.40	Residents Per Dwelling Unit

Sources: U.S. Census Bureau, 2017 American Community Survey, Tables B25024 and B25033.

3. Parks & Recreation Facilities

The following chapter documents the nexus analysis, demonstrating the need for new park and recreation facilities demanded by new development. This analysis documents two separate fees based on the *Quimby Act* and the *Mitigation Fee Act*. The City would collect the fee based a standard of 3.0 acres per 1,000 residents if the development was subject to the *Quimby Act* land dedication requirement. For all other development, the City would collect based on the existing standard through the *Mitigation Fee Act*. The City would only collect one of the two fees depending on which was appropriate.

Existing Park and Recreation Facilities Inventory

The City of Santa Clara maintains several park and recreation facilities throughout the city. **Table 3** summarizes the City's existing parkland inventory. All facilities are located within the City limits. The City has revised this inventory from the prior impact fee analysis in 2014, based on the latest information available. The inventory distinguishes between developed and undeveloped parkland. Developed parkland includes parks that are open for public use with typical park amenities. This includes facilities that are owned by other agencies that the City has joint use agreements for, or public park easements in perpetuity for public use of the facilities. Undeveloped parkland represents land that the City owns, or will be dedicated to the City, but does not yet include any improvements or amenities.

Table 3: Existing Parkland Inventory

Park Name	Address	2018 Inventory Developed	2018 Inventory Undeveloped
Community Parks			
Central Park	909 Kiely Boulevard	45.04	-
Central Park North-City Place (SCG&TC)	5155 Stars & Stripes Drive	-	34.93
Subtotal Community Parks		45.04	34.93
Mini/Pocket Parks			
Geof Goodfellow Sesquicentennial Park	1591 El Camino Real	0.18	-
Memorial Cross Park	2501 De La Cruz Boulevard	0.34	-
Thomas Barrett Park (formerly BAREC)	1885 Worthington Circle	1.00	-
Rotary Park	1490 Don Avenue	0.20	-
War Memorial Playground	295 Monroe Street	0.87	-
LSAP-Parks A-H		-	3.19
Subtotal Mini/Pocket Parks		2.59	3.19
Neighborhood Parks			
Agnew Park	2250 Agnew Road	1.97	-
Bowers Park	2582 Cabrillo Avenue	8.70	-
Bracher Park	2560 Alhambra Drive	3.45	-
Central Park Annex	Miles Drive	2.72	-
City Plaza Park	Lexington & Main Street	1.60	-
Earl R. Carmichael Park	3445 Benton Street	8.32	-
Everett Alvarez Jr. Park	2280 Rosita Drive	1.61	-
Fairway Glen Park	2051 Calle de Primavera	4.00	-
Fremont Park	1303 Fremont Street	2.66	-
Fuller Street Park	4641 Fuller Street	2.39	-
Henry Schmidt Park	555 Los Padres Boulevard	7.50	-
Homeridge Park	2985 Stevenson Street	4.28	-
Jenny Strand Park	250 Howard Drive	4.47	5.22
Larry J. Marsalli Park	1425 Lafayette Street	7.26	-
Lick Mill Park	4750 Lick Mill Boulevard	9.90	-
Live Oak Park	4025 Rivermark Parkway	9.98	-
Machado Park	3360 Cabrillo Avenue	2.65	-
Mary Gomez Park	651 Bucher Avenue	5.64	-
Maywood Park	3330 Pruneridge Avenue	6.98	-
Montague Park	3595 MacGregor Lane	7.51	-
Parkway Park	3675 Forest Avenue	4.50	-
Santa Clara Square Parks		-	4.17
San Tomas & Monroe (Eddie Souza Park)	2380 Monroe Street	2.49	-
Steve Carli Park	1045 Los Padres	1.60	-
Thamien Park	4321 Lick Mill Boulevard	3.40	-
Warburton Park & Pool	2250 Royal Drive	3.95	-
Westwood Oaks Park	460 La Herran Drive	1.75	-
Subtotal Neighborhood Parks		121.26	9.39

Source: City of Santa Clara.

Table 3: Existing Parkland Inventory Continued

Park Name	Address	2018 Inventory Developed	2018 Inventory Undeveloped
Public Open Space			
Agnews Historic Park, Mansion & Auditoriu	4030 Lafayette Street	14.50	-
Civic Center Park	1525 El Camino Real	1.63	-
Ulistac Natural Area	4901 Lick Mill Boulevard	-	40.08
Subtotal Public Open Space		16.13	40.08
Recreation Facilities			
Raymond G. Gamma Dog Park	888 Reed Street	1.72	-
Reed & Grant Street Sports Park	870 Reed Street	-	9.04
Santa Clara Senior Center	1303 Fremont Street	2.14	-
Santa Clara P.A.L. BMX Track	5451 Lafayette St.	-	-
Santa Clara Youth Soccer Park	5049 Centennial Blvd.	11.00	-
Subtotal Recreation Facilities		14.86	9.04
Recreational Trails (San Tomas Aquino/Saratoga Creek Trail)			
Reach 1	Bay Trail to Agnew Road	1.70	-
Reach 2	Agnew Road to Scott Blvd.	0.81	-
Reach 3	Scott Bldv. to Monroe St.	1.21	-
Reach 4	Monroe St. to Pruneridge Ave	3.87	0.20
Subtotal Recreational Trails		7.59	0.20
Joint Use Facilities			
Buchser Tennis Courts	Buchser Campus	-	1.07
Mission College Sports Complex	3000 Mission College Blvd	19.40	-
Elmer Johnson Field	Buchser Campus	5.10	-
Mission City Center for the Performing Arts	Wilcox High School	-	-
Montague Swim Center	Montague Park	2.50	-
Townsend Field	Buchser Campus	5.00	-
Washington Park Baseball Field	Buchser Campus	8.20	-
Steve Carli Sports Field	1045 Los Padres	3.92	-
Skate Park	2440 Cabrillo Avenue	0.90	-
Teen Center	2446 Cabrillo Avenue School	1.00	-
Walter E. Schmidt Youth Activity Center	2450 Cabrillo Avenue	1.50	-
Subtotal Joint Use Facilities		47.52	1.07
Total		254.99	97.89

Source: City of Santa Clara.

Developed Park Improvement Cost Estimate

This analysis uses an estimate of the replacement cost of the City's existing parkland inventory to estimate the reasonable cost of constructing new improvements, including site improvements and building assets on new parkland. **Table 4** displays the replacement cost improvement values for all the park site and building assets in Table 3.

In 2017, the City retained Kitchell, CEM to complete an inventory of all park and recreation assets for use in the City's Enterprise Asset Management System/Geographic Information System and a Facility Condition Assessment Report ("Kitchell Report"). The Kitchell Report, dated February 21, 2018 provides an estimate of the current replacement cost "as is" of the existing City park site improvements and building improvements in the City's park inventory. The costs in Table 4 exclude the value of land, which was determined by a land appraisal and is shown in Appendix Table A.1 of this report. The values in Table 4 are used below in Table 5 to estimate the average cost per acre of the improvements on an acre of developed parkland. Adjustments have been made (subtracted) for non-standard park facilities and buildings, such as the Agnews Historic Park buildings which are uniquely not owned and maintained by the City but are on dedicated park property by an historic easement and agreement.

As shown in Table 4, the total replacement cost of the existing park site and building improvements is approximately $340.5 million. This figure is divided by 254.99 acres of developed parkland resulting in the average park improvement cost per acre in Santa Clara of $1.3 million.

The City also reviewed recent Santa Clara park improvement construction costs to evaluate if the $1.3 million per acre assumption for park improvements was reasonable to use in this analysis. The recently completed Central Park Annex cost $1 million per acre, San Tomas & Monroe cost $2.3 million per acre, the Lawrence Station Area Parks 2016 estimate was $1.8 million per acre, and Reed & Grant was $2.5 million per acre, which when averaged indicate a higher $1.8 million per acre cost for park improvements. Further, an independent review of the Kitchell Report by an expert construction cost estimator was conducted to validate the Report's methods and analysis that costs exceed $1.3 million per acre.

Therefore, based on this data and analysis, the estimated cost of $1.3 million to improve an acre of parkland in Santa Clara is both reasonable and conservative and is appropriate to use in this analysis.

Table 4: Park Site Assets and Buildings

Park Name	Replacement Value Park Assets	Replacement Value Building(s) Asset	Total Replacement Cost
Community Parks			
Central Park	$ 17,959,388	$ 73,370,929	$ 91,330,317
Central Park North-City Place (SCG&TC)	-	-	-
Subtotal Community Parks	$ 17,959,388	$ 73,370,929	$ 91,330,317
Mini/Pocket Parks			
Geof Goodfellow Sesquicentennial Park	$ 160,482	$ -	$ 160,482
Memorial Cross Park	98,675	-	98,675
Thomas Barrett Park (formerly BAREC)	540,082	589,374	1,129,456
Rotary Park	220,887	-	220,887
War Memorial Playground	650,033	553,269	1,203,302
LSAP-Parks A-H	-	-	-
Subtotal Mini/Pocket Parks	$ 1,670,159	$ 1,142,643	$ 2,812,802
Neighborhood Parks			
Agnew Park	$ 786,168	$ 1,813,786	$ 2,599,954
Bowers Park	1,699,330	6,286,660	7,985,990
Bracher Park	992,336	552,207	1,544,543
Central Park Annex	732,170	732,395	1,464,565
City Plaza Park	338,104	276,276	614,380
Earl R. Carmichael Park	3,221,465	4,984,727	8,206,192
Everett Alvarez Jr. Park	770,680	888,840	1,659,520
Fairway Glen Park	1,613,055	-	1,613,055
Fremont Park	518,591	-	518,591
Fuller Street Park	799,562	530,968	1,330,530
Henry Schmidt Park	3,151,804	2,784,396	5,936,200
Homeridge Park	948,347	509,729	1,458,076
Jenny Strand Park	1,622,998	214,511	1,837,509
Larry J. Marsalli Park	1,994,604	849,549	2,844,153
Lick Mill Park	2,960,932	5,766,312	8,727,244
Live Oak Park	1,484,676	430,084	1,914,760
Machado Park	959,152	1,784,052	2,743,204
Mary Gomez Park	2,032,090	6,687,925	8,720,015
Maywood Park	2,570,053	1,784,052	4,354,105
Montague Park	2,684,563	6,743,293	9,427,856
Parkway Park	672,415	928,132	1,600,547
Santa Clara Square Parks	-	-	-
San Tomas & Monroe (Eddie Souza Park)	3,704,850	-	3,704,850
Steve Carli Park	1,095,243	1,588,000	2,683,243
Thamien Park	1,774,012	530,968	2,304,980
Warburton Park & Pool	1,730,636	4,765,381	6,496,017
Westwood Oaks Park	875,039	1,827,566	2,702,605
Subtotal Neighborhood Parks	$ 41,732,875	$ 53,259,809	$ 94,992,684

Source: City of Santa Clara; Facilities Condition Assessment Prepared by Kitchell For City of Santa Clara, California, 2018.

Table 4: Park Site Assets and Buildings Continued

Park Name	Replacement Value Park Assets	Replacement Value Building(s) Asset	Total Replacement Cost
Public Open Space			
Agnews Historic Park, Mansion & Auditorium	$ 3,278,089	$ -	$ 3,278,089
Civic Center Park	937,765	-	937,765
Ulistac Natural Area	306,362	-	306,362
Subtotal Public Open Space	$ 4,522,216	$ -	$ 4,522,216
Recreation Facilities			
Raymond G. Gamma Dog Park	$ 377,960	$ -	$ 377,960
Reed & Grant Street Sports Park	-	-	-
Santa Clara Senior Center	508,130	32,546,908	33,055,038
Santa Clara P.A.L. BMX Track	-	-	-
Santa Clara Youth Soccer Park	5,907,808	7,043,303	12,951,111
Subtotal Recreation Facilities	$ 6,793,898	$ 39,590,211	$ 46,384,109
Recreational Trails	$ 4,301,154	$ -	$ 4,301,154
Joint Use Facilities			
Buchser Tennis Courts	$ 591,400	$ -	$ 591,400
Mission College Sports Complex	6,968,950	3,419,649	10,388,599
Elmer Johnson Field	459,639	56,982	516,621
Mission City Center for the Performing Arts	-	40,462,347	40,462,347
Montague Swim Center	398,429	5,253,915	5,652,344
Townsend Field	643,926	2,400,000	3,043,926
Washington Park Baseball Field	1,286,701	2,296,838	3,583,539
Steve Carli Sports Field	-	-	-
Skate Park	928,485	458,756	1,387,241
Teen Center	269,536	9,291,939	9,561,475
Walter E. Schmidt Youth Activity Center	-	20,968,986	20,968,986
Subtotal Joint Use Facilities	$ 11,547,066	$ 84,609,412	$ 96,156,478
Total Replacement Cost	$ 88,526,756	$ 251,973,004	$ 340,499,760

Source: City of Santa Clara; Facilities Condition Assessment Prepared by Kitchell For City of Santa Clara, California, 2018.

Parkland Unit Costs

Table 5 shows the estimated cost per acre for developing parkland, including land acquisition. The land value of $3.9 million per acre is the average acquisition cost per acre in the City, based on an appraisal of a hypothetical acre of undeveloped land the three zip codes in the City. See **Appendix Table A.1** for the results of the appraisal. The value of park assets and building assets is from Table 4 is summarized here.

The value of all assets, is allocated across all existing improved parkland acres and added to the cost of land acquisition per acre to determine the total cost to develop an acre of parkland in the City.

Table 5: Parkland Unit Costs

Item		Total Value
Park Assets	$	88,526,756
Building Assets		251,973,004
Total - Park Improvements Replacement Cost	$	340,499,760
Improved Park Acres		254.99
Improvements Cost per Acre	$	1,335,000
Land Acquisition[1]	$	3,922,000
Total Parkland Acquisition and Improvement Cost per Acre	$	5,257,000

Note: Figures have been rounded to the nearest thousand.

[1] Average value of land acquisition per acre in the following zip codes: 95050, 95051 and 95054.

Sources: Tables 3, 4 and Appendix Table A.1.

Quimby Justification Parkland Inventory (as of 2010)

Table 6 displays the City's inventory of developed and undeveloped parkland as of 2010. This is included to justify the Quimby standard, since the Quimby Act requires that population estimates from the most recent federal Census be used to calculate a jurisdiction's parkland standards. Consequently, the parkland inventory used to calculate the standard must correspond with the year of the population estimates to accurately calculate the standard. Per the Quimby Act, the City can require dedication at a minimum standard of 3.0 acres per 1,000 residents if it's existing parkland standard as of the last federal census was less than 3.0 acres per 1,000 residents. This inventory has been modified slightly since the 2014 study to correct anomalies that have come to light when the 2018 inventory was being reviewed.

Table 6: Quimby Justification Inventory - Parks in 2010

Park Name	Address	2010 Developed	2010 Undeveloped
Community Parks			
Central Park	909 Kiely Boulevard	45.04	-
Subtotal Community Parks		45.04	-
Mini/Pocket Parks			
Geof Goodfellow Sesquicentennial Park	1591 El Camino Real	0.18	-
Memorial Cross Park	2501 De La Cruz Boulevard	0.34	-
Thomas Barrett Park (formerly BAREC)	1885 Worthington Circle	-	1.00
Rotary Park	1490 Don Avenue	0.20	-
War Memorial Playground	295 Monroe Street	0.87	-
Subtotal Mini/Pocket Parks		1.59	1.00
Neighborhood Parks			
Agnew Park	2250 Agnew Road	1.97	-
Bowers Park	2582 Cabrillo Avenue	8.70	-
Bracher Park	2560 Alhambra Drive	3.45	-
City Plaza Park	Lexington & Main Street	1.60	-
Earl R. Carmichael Park	3445 Benton Street	8.32	-
Everett Alvarez Jr. Park	2280 Rosita Drive	1.61	-
Fairway Glen Park	2051 Calle de Primavera	4.00	-
Central Park Annex	Miles Drive	-	2.30
Fremont Park	1303 Fremont Street	2.66	-
Fuller Street Park	4641 Fuller Street	2.39	-
Henry Schmidt Park	555 Los Padres Boulevard	7.50	-
Homeridge Park	2985 Stevenson Street	4.28	-
Jenny Strand Park	250 Howard Drive	4.47	5.22
Larry J. Marsalli Park	1425 Lafayette Street	7.26	-
Lick Mill Park	4750 Lick Mill Boulevard	9.90	-
Live Oak Park	4025 Rivermark Parkway	9.98	-
Machado Park	3360 Cabrillo Avenue	2.65	-
Mary Gomez Park	651 Bucher Avenue	5.64	-
Maywood Park	3330 Pruneridge Avenue	6.98	-
Montague Park	3595 MacGregor Lane	7.51	-
Parkway Park	3675 Forest Avenue	4.50	-
Steve Carli Park	1045 Los Padres	1.60	-
Thamien Park	4321 Lick Mill Boulevard	3.40	-
Warburton Park & Pool	2250 Royal Drive	3.95	-
Westwood Oaks Park	460 La Herran Drive	1.75	-
Subtotal Neighborhood Parks		116.05	7.52

Source: City of Santa Clara.

Table 6: Quimby Justification Inventory - Parks in 2010 Continued

Park Name	Address	2010 Developed	2010 Undeveloped
Public Open Space			
Agnews Historic Park, Mansion & Auditoriu	4030 Lafayette Street	14.50	-
Civic Center Park	1525 El Camino Real	1.63	-
Ulistac Natural Area	4901 Lick Mill Boulevard	-	40.08
Subtotal Public Open Space		16.13	40.08
Recreation Facilities			
Raymond G. Gamma Dog Park	888 Reed Street	1.72	-
Santa Clara Senior Center	1303 Fremont Street	2.14	-
Santa Clara P.A.L. BMX Track	5451 Lafayette St.	-	-
Santa Clara Youth Soccer Park	5049 Centennial Boulevard	11.00	-
Subtotal Recreation Facilities		14.86	-
San Tomas Aquino/Saratoga Creek Trail			
Reach 1	Bay Trail to Agnew Road	1.70	-
Reach 2	Agnew Road to Scott Blvd.	0.81	-
Reach 3	Scott Bldv. to Monroe St.	1.21	-
Reach 4	Monroe St. to Pruneridge Ave.	3.87	0.20
Subtotal Recreational Trails		7.59	0.20
Joint Use Facilities			
Mission College Sports Complex	3000 Mission College Blvd	19.40	-
Elmer Johnson Field	Buchser Campus	5.10	-
Mission City Center for the Performing Arts	Wilcox High School	-	-
Montague Swim Center	Montague Park	2.50	-
Townsend Field	Buchser Campus	5.00	-
Washington Park Baseball Field	Buchser Campus	8.20	-
Steve Carli Sports Field	1045 Los Padres	3.92	-
Skate Park	2440 Cabrillo Avenue	0.90	-
Teen Center	2446 Cabrillo Avenue School	1.00	-
Walter E. Schmidt Youth Activity Center	2450 Cabrillo Avenue	1.50	-
Subtotal Joint Use Facilities		47.52	-
Total		248.78	48.80

Source: City of Santa Clara.

Improved Parkland Equivalent

Before calculating the existing standards, unimproved parkland owned by the City must be converted to an equivalent amount of improved parkland. **Table 7** details this conversion. The conversion is based on the ratio of the cost of an unimproved acre of land relative to an acre of improved parkland. The assumptions for the value of undeveloped and developed parkland are shown above in Table 5. The improved parkland equivalent is calculated for both the existing inventory of parkland, and for the inventory of parkland in 2010.

Table 7: Improved Parkland Equivalent

Type	Cost per Acre		Acres
Unimproved Parkland	$ 3,922,000		
Improved Parkland	5,257,000		
Unimproved Parkland Land Costs as a Relative Percentage of Parkland Costs	75%		
Mitigation Fee Act			
Existing Unimproved Parkland			97.89
Improvement Factor		x	75%
Equivalent Improved Acres			73.42
Quimby Act			
Unimproved Parkland in 2010			48.80
Improvement Factor		x	75%
Equivalent Improved Acres			36.60

Note: Figures have been rounded.

Sources: Tables 3, 5 and 6.

Park Facility Standards

Park facility standards establish a reasonable relationship between new development and the need for expanded park facilities. Information regarding the City's existing inventory of existing parks facilities was obtained from City staff.

The most common measure in calculating new development's demand for parks is the ratio of park acres per resident. In general, facility standards may be based on the Mitigation Fee Act (using a city's existing inventory of park facilities), or an adopted policy standard contained in a master facility plan or general plan. Facility standards may also be based on a land dedication standard established by the Quimby Act.[1] The land dedication standard refers to the number of acres per 1,000 residents that the required land dedication or a fee in-lieu of land dedication is based on. A typical Quimby Act standard for land dedication is 3.0 acres per 1,000 residents, though the standard can vary by jurisdiction. Another example of a land dedication standard can be found in a city that charges at 5.0 acres per 1,000 residents to meet its general plan goals. The standards used in this analysis are discussed in depth below.

Mitigation Fee Act

The Mitigation Fee Act does not dictate use of a particular type or level of facility standard for public facilities fees. To comply with the findings required under the law, facility standards must not burden new development with any cost associated with facility deficiencies attributable to existing development.[2] A simple and clearly defensible approach to calculating a facility standard is to use the city's existing ratio of park acreage per 1,000 residents. Under this approach, new development is required to fund new park facilities at the same level as existing residents have provided those same types of facilities to date.

Quimby Act

The Quimby Act does specify facility standards to use for parkland dedication. The Act only includes dedication of parkland and does not require construction of park improvements. The Act specifies that the dedication requirement must be a minimum of 3.0 acres and a maximum of 5.0 acres per 1,000 residents. Funds collected through the Quimby ordinance can only be used for purchasing land to create neighborhood and community parks, not open space. The city can require residential developers to dedicate above the three-acre minimum if the city's existing park standard as of the last Census justifies the higher level (up to five acres per 1,000 residents). The standard used must also conform to the City's adopted general or specific plan standards.

The Quimby Act only applies to land subdivisions. A city cannot apply the Quimby Act to development on land subdivided prior to adoption of a Quimby ordinance, such as development on infill lots. The Quimby Act also would not apply to residential development on future approved projects on single parcels, such as many types of multi-family development.

The Quimby Act allows payment of a fee in lieu of land dedication. The fee is calculated to fund acquisition of the same amount of land that would have been dedicated. The fee does not include the cost of park improvements because the land dedication requirement does not include improvements. Developments paying the Quimby Act fee in-lieu of dedication are also subject to a Mitigation Fee Act fee for park improvements, calculated at the existing standard.

The Quimby Act allows use of in-lieu fee revenue for developing new or rehabilitating existing neighborhood or community park or recreational facilities to serve the subdivision paying the fee, including land acquisition, unless certain conditions are met. The City can use Quimby fee

[1] *California Government Code* §66477.

[2] See the *benefit* and *burden* findings in *Chapter 5, Mitigation Fee Act Findings*.

revenue for purpose of developing new or rehabilitating existing park or recreational facilities in a neighborhood other than the neighborhood paying the fees if the following conditions are met:[3]

1. The neighborhood in which the fees are to be spent has a standard of less than 3.0 park area per 1,000 members of the neighborhood population.

2. The neighborhood paying the fees has park standard that meets or exceeds 3.0 acres per 1,000 persons.

3. The City Council holds a public hearing before using the fees.

4. The City Council makes a finding that it is reasonably foreseeable that future inhabitants of the subdivision paying the fees will use the proposed park and recreational facilities in the neighborhood where the fees are used.

5. The fees are used within a specified radius that complies with the city's Quimby ordinance and are consistent with the adopted general plan or specific plan of the city. “Specified radius” includes a planning area, zone of influence, or other geographic region designated by the city.

[3] Conditions are paraphrased. Refer to *California Government Code* §66477(a)(3)(B) for full text.

City of Santa Clara Park Facilities Standards

To calculate new development's need for new parks, municipalities commonly use a ratio expressed in terms of developed park acres per 1,000 residents. **Table 8** shows the existing standard for improved park acreage per 1,000 residents and documents the City's standard as of the last Census for the Quimby Act standard.

Table 8: Level of Service Standards

	Mitigation Fee Act Standard (2018)	Quimby Act Standard (2010)[1]
Improved Park Acreage	254.99	248.78
Unimproved Park Acreage Equivalent	73.42	36.60
Total - Park Acres	328.41	285.38
Service Population (Residents)	126,408	116,468
Level of Service Standard (Acres per 1,000 Residents)	2.60	2.45

[1] The City can charge Quimby fees in-lieu of parkland dedication, or require parkland dedication at the 3.0 acre per 1,000 resident standard because its existing standard as of the last Federal Census in 2010 was less than 3.0 acres per 1,000 residents.

Sources: Tables 1, 3, 6 and 7.

Facilities Needed to Accommodate New Development

Table 9 shows the park facilities needed to accommodate new development at the existing standard. To achieve the standard by the planning horizon, depending on the amount of development subject to the Quimby Act, new development must fund the purchase and improvement of between 73.82 and 85.18 parkland acres, at a total cost ranging between $388.1 and $432.6 million.

The facility standards and resulting fees under the Quimby Act are higher because development will be charged to provide 3.0 acres of parkland per 1,000 residents, and 2.60 acres of improvements, whereas development not subject to the Quimby Act will be charged to provide only 2.60 acres of parkland per 1,000 residents, and 2.60 acres of improvements. Since the exact amount of development that will be subject to the Quimby fees is unknown at this time, Table 9 presents the range of total facility costs that may be incurred depending on the amount of development subject to the Quimby Act.

Table 9: Park Facilities to Accommodate New Development

	Calculation	Parkland	Improvements	Total Range[1]
Parkland (Quimby Act), Improvements (Mitigation Fee Act)[2]				
Facility Standard (acres/1,000 residents)	*A*	3.00	2.60	
Resident Growth (2018-2035)	*B*	28,392	28,392	
Facility Needs (acres)	*C = (B / 1,000) x A*	85.18	73.82	
Average Unit Cost (per acre)	*D*	$ 3,922,000	1,335,000	
Total Cost of Parkland To Serve New Development	*E = C x D*	$ 334,075,960	$ 98,549,700	$ 432,625,660
Parkland and Improvements - Mitigation Fee Act[3]				
Facility Standard (acres/1,000 residents)	*F*	2.60	2.60	
Resident Growth (2018-2035)	*G*	28,392	28,392	
Facility Needs (acres)	*H = (G / 1,000) / F*	73.82	73.82	
Average Unit Cost (per acre)	*D*	$ 3,922,000	1,335,000	
Total Cost of Parkland To Serve New Development	*I = H x D*	$ 289,522,040	$ 98,549,700	$ 388,071,740

Note: Totals rounded to the thousands.

[1] Values in this column show the range of the cost of parkland acquisition and development should all development be either subject to the Quimby Act, or to the Mitigation Fee Act, respectively.

[2] Cost of parkland to serve new development shown if all development is subject to the Quimby Act (subdivisions). Parkland charged at 3.0 acres per 1,000 residents; improvements charged at the existing standard.

[3] Cost of parkland to serve new development shown if all development is subject to the Mitigation Fee Act. Parkland and improvements are charged at the existing standard.

Sources: Tables 1, 5, and 8.

Parks Cost per Capita

Table 10 shows the cost per capita of providing new park facilities at the Quimby standard, and the existing facility standard, by zip code. The cost per capita is shown separately for land and improvements. The costs per capita in this table will serve as the basis of three fees:

- A Quimby Act Fee in-lieu of land dedication. This fee is payable by residential development occurring in subdivisions.
- A Mitigation Fee Act Fee for land acquisition. This fee is payable by residential development not occurring in subdivisions.
- A Mitigation Fee Act Fee for parkland improvements. This fee is payable by all residential development.

A development project pays either the Quimby Act Fee in-lieu of land dedication, or the Mitigation Fee Act Fee for land acquisition, not both. All development projects pay the Mitigation Fee Act Fee for park improvements.

Table 10: Cost per Capita

	Calculation	Land [1] Quimby Act	OR	Land [1] Mitigation Fee Act	AND	*Improvements*
Zip Code 95050						
Parkland Investment (per acre)	*A*	$ 3,738,000		$ 3,738,000		$ 1,335,000
Level of Service (acres per 1,000 residents)	*B*	3.00		2.60		2.60
Total Cost Per 1,000 capita	*C = A x B*	$ 11,214,000		$ 9,718,800		$ 3,471,000
Cost Per Resident	*D = C / 1,000*	$ 11,214		$ 9,719		$ 3,471
Zip Code 95051						
Parkland Investment (per acre)	*A*	$ 3,993,000		$ 3,993,000		$ 1,335,000
Level of Service (acres per 1,000 residents)	*B*	3.00		2.60		2.60
Total Cost Per 1,000 capita	*C = A x B*	$ 11,979,000		$ 10,381,800		$ 3,471,000
Cost Per Resident	*D = C / 1,000*	$ 11,979		$ 10,382		$ 3,471
Zip Code 95054						
Parkland Investment (per acre)	*A*	$ 4,035,000		$ 4,035,000		$ 1,335,000
Level of Service (acres per 1,000 residents)	*B*	3.00		2.60		2.60
Total Cost Per 1,000 capita	*C = A x B*	$ 12,105,000		$ 10,491,000		$ 3,471,000
Cost Per Resident	*D = C / 1,000*	$ 12,105		$ 10,491		$ 3,471

[1] A development project pays either the Quimby Act Fee In-Lieu of land dedication, or the Mitigation Fee Act Fee for land acquisition, not both. All development projects pay the Mitigation Fee Act Fee for park improvements.

Sources: Tables 5, 9 and Appendix Table A.1.

Use of Fee Revenue

The City plans to use park facilities fee revenue to purchase parkland or construct improvements to add to the system of park and recreation facilities that serves new development. The City may only use impact fee revenue to provide facilities and intensify usage of existing facilities needed to serve new development. Depending on the amount of development subject to the Quimby Act, new development must fund the purchase and improvement of between 73.82 and 85.18 parkland acres through the planning horizon of 2035.

Fee Schedule

To calculate fees by land use type, the investment in park facilities is determined on a per resident basis for both land acquisition and improvement. These investment factors (shown in Table 10) are investment per capita based on the unit cost estimates and facility standards.

The City anticipates that the park fees would be the primary revenue source to fund new development's investment in park facilities. **Tables 11.a, 11.b and 11.c** show the park facilities fee based on the minimum Quimby standard and the existing standard for each zip code in the City, respectively. The City would collect the fee based on only one of the two approaches as appropriate. Each fee includes a component for park improvements based on the City's existing standard. The investment per capita is converted to a fee per dwelling unit.

The total fee includes an administrative charge to fund costs that include: (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Table 11.a: Park and Recreation Facilities Fee Schedule - Zip Code 95050

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]
Quimby Act					
Single Family					
Parkland	$ 11,214	2.98	$ 33,418	$ 668	$ 34,086
Improvements	3,471	2.98	10,344	207	10,551
Total	$ 14,685		$ 43,762		$ 44,637
Multifamily					
Parkland	$ 11,214	2.40	$ 26,914	$ 538	$ 27,452
Improvements	3,471	2.40	8,330	167	8,497
Total	$ 14,685		$ 35,244		$ 35,949
Mitigation Fee Act					
Single Family					
Parkland	$ 9,719	2.98	$ 28,963	$ 579	$ 29,542
Improvements	3,471	2.98	10,344	207	10,551
Total	$ 13,190		$ 39,307		$ 40,093
Multifamily					
Parkland	$ 9,719	2.40	$ 23,326	$ 467	$ 23,793
Improvements	3,471	2.40	8,330	167	8,497
Total	$ 13,190		$ 31,656		$ 32,290

[1] Fee per dwelling unit.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2 and 10.

Table 11.b: Park and Recreation Facilities Fee Schedule - Zip Code 95051

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]
Quimby Act					
Single Family					
Parkland	$ 11,979	2.98	$ 35,697	$ 714	$ 36,411
Improvements	3,471	2.98	10,344	207	10,551
Total	$ 15,450		$ 46,041		$ 46,962
Multifamily					
Parkland	$ 11,979	2.40	$ 28,750	$ 575	$ 29,325
Improvements	3,471	2.40	8,330	167	8,497
Total	$ 15,450		$ 37,080		$ 37,822
Mitigation Fee Act					
Single Family					
Parkland	$ 10,382	2.98	$ 30,938	$ 619	$ 31,557
Improvements	3,471	2.98	10,344	207	10,551
Total	$ 13,853		$ 41,282		$ 42,108
Multifamily					
Parkland	$ 10,382	2.40	$ 24,917	$ 498	$ 25,415
Improvements	3,471	2.40	8,330	167	8,497
Total	$ 13,853		$ 33,247		$ 33,912

[1] Fee per dwelling unit.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2 and 10.

Table 11.c: Park and Recreation Facilities Fee Schedule - Zip Code 95054

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]
Quimby Act					
Single Family					
Parkland	$ 12,105	2.98	$ 36,073	$ 721	$ 36,794
Improvements	3,471	2.98	10,344	207	10,551
Total	$ 15,576		$ 46,417		$ 47,345
Multifamily					
Parkland	$ 12,105	2.40	$ 29,052	$ 581	$ 29,633
Improvements	3,471	2.40	8,330	167	8,497
Total	$ 15,576		$ 37,382		$ 38,130
Mitigation Fee Act					
Single Family					
Parkland	$ 10,491	2.98	$ 31,263	$ 625	$ 31,888
Improvements	3,471	2.98	10,344	207	10,551
Total	$ 13,962		$ 41,607		$ 42,439
Multifamily					
Parkland	$ 10,491	2.40	$ 25,178	$ 504	$ 25,682
Improvements	3,471	2.40	8,330	167	8,497
Total	$ 13,962		$ 33,508		$ 34,179

[1] Fee per dwelling unit.

[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2 and 10.

4. Implementation

Impact Fee Program Adoption Process

Impact fee program adoption procedures are found in the *California Government Code Section 66016*. Adoption of an impact fee program requires the City Council to follow certain procedures including holding a public meeting. A fourteen-day mailed public notice is required for those registering for such notification. Data, such as an impact fee report, must be made available at least 10 days prior to the public meeting. Your legal counsel should inform you of any other procedural requirements as well as advice regarding adoption of an enabling ordinance and/or a resolution. After adoption there is a mandatory 60-day waiting period before the fees go into effect. This procedure must also be followed for fee increases.

Inflation Adjustment

The City's Park and Recreation Land Fee ordinance requires the City Council review the fair market values that the fees are based on not less than annually and set the values in a Council resolution.[4] This allows the fees to conform to current land values in the City. A separate index for construction costs should be used to annually adjust the improvements fee under the Mitigation Fee Act. The construction cost index can be based on the City's recent capital project experience or can be taken from any reputable source, such as the *Engineering News-Record*.

Reporting Requirements

The City should comply with the annual and five-year reporting requirements of the *Act*. For facilities to be funded by a combination of public fees and other revenues, identification of the source and amount of these non-fee revenues is essential. Identification of the timing of receipt of other revenues to fund the facilities is also important.

Fee Accounting

The City should deposit fee revenues into separate restricted fee accounts for each of the fee categories identified in this report. Fees collected for a given facility category should only be expended on new facilities of that same category.

Programming Revenues and Projects with the CIP

The City should commit all projected fee revenues and fund balances to specific projects in its Capital Improvements Program. These should represent the types of facilities needed to serve growth and described in this report. The use of the CIP in this manner documents a reasonable relationship between new development and the use of those revenues. The CIP also provides the documentation necessary for the City to hold funds in a project account for longer than five years if necessary to collect sufficient monies to complete a project.

The City may decide to alter the scope of the planned projects or to substitute new projects as long as those new projects continue to represent an expansion of the City's facilities. If the total cost of facilities varies from the total cost used as a basis for the fees, the City should consider revising the fees accordingly.

[4] City of Santa Clara City Code 17.35.040(b)(1)

5. Mitigation Fee Act Findings

Fees are assessed and typically paid when a building permit is issued and imposed on new development projects by local agencies responsible for regulating land use (cities and counties). To guide the imposition of facilities fees, the California State Legislature adopted the *Mitigation Fee Act* with Assembly Bill 1600 in 1987 and subsequent amendments. The *Act*, contained in *California Government Code* §§66000 – 66025*,* establishes requirements on local agencies for the imposition and administration of fees. The Act requires local agencies to document five statutory findings when adopting fees.

The five findings in the Act required for adoption of the maximum justified fees documented in this report are: 1) Purpose of fee, 2) Use of fee Revenues, 3) Benefit Relationship, 4) Burden Relationship, and 5) Proportionality. They are each discussed below and are supported throughout this report.

Purpose of Fee

- Identify the purpose of the fee (§66001(a)(1) of the Act).

We understand that it is the policy of the City that new development will not burden the existing service population with the cost of facilities required to accommodate growth. Council Goal 2013-14 states that as a strategic objective, the City would "*Develop a new Housing Development Impact fee for parks acquisition and facility development*." The purpose of the fees proposed by this report is to implement this policy by providing a funding source from new development for capital improvements to serve that development. The fees advance a legitimate City interest by enabling the City to provide parks and recreational facilities to new development.

Use of Fee Revenues

- Identify the use to which the fees will be put. If the use is financing facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in §65403 or §66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the facilities for which the fees are charged (§66001(a)(2) of the Act).

Fees proposed in this report, if enacted by the City, would be available to fund expanded facilities to serve new development. Facilities funded by these fees are designated to be located within the City. Fees addressed in this report have been identified by the City to be restricted to funding parks and recreation facilities.

An estimate of the amount of parkland needed to serve new development is identified in *Chapter 3* of this report. More thorough descriptions of certain planned facilities, including their specific location, if known at this time, are included in master plans, capital improvement plans, or other City planning documents or are available from City staff. The City may change the list of planned facilities to meet changing needs and circumstances of new development, as it deems necessary. The fees should be updated if these amendments result in a significant change in the fair share cost allocated to new development.

Benefit Relationship

- Determine the reasonable relationship between the fees' use and the type of development project on which the fees are imposed (§66001(a)(3) of the Act).

We expect that the City will restrict fee revenue to the acquisition of land, construction of facilities and buildings, and purchase of related equipment, furnishings, vehicles, and services used to serve new development as described above under the "Use of Fee Revenues" finding. The City should keep fees in segregated accounts. Facilities funded by the fees are expected to provide a citywide network of facilities accessible to the additional residents and workers associated with new development. Under the *Act*, fees are not intended to fund planned facilities needed to correct existing deficiencies. Thus, a reasonable relationship can be shown between the use of fee revenue and the new development residential and non-residential use classifications that will pay the fees.

Burden Relationship

- Determine the reasonable relationship between the need for the public facilities and the types of development on which the fees are imposed (§66001(a)(4) of the Act).

Facilities need is based on a facility standard that represents the demand generated by new development for those facilities. Facilities demand is determined as follows:

The service population is established based upon the number of residents living in Santa Clara. Service population correlates to the demand for parks and recreation facilities.

For parks and recreational facilities, demand is measured by a single facility standard (park acres per 1,000 service population) that can be applied across land use types to ensure a reasonable relationship to the type of development.

The standards used to identify growth needs are also used to determine if planned facilities will partially serve the existing service population by correcting existing deficiencies. This approach ensures that new development will only be responsible for its fair share of planned facilities, and that the fees will not unfairly burden new development with the cost of facilities associated with serving the existing service population.

Chapter 2, Land Use Assumptions provides a description of how service population and growth projections are calculated. Facility standards are described in the *Facility Inventories, Plans & Standards* sections of in Chapter 3.

Proportionality

- Determine how there is a reasonable relationship between the fees amount and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed (§66001(b) of the Act).

The reasonable relationship between each facilities fee for a specific new development project and the cost of the facilities attributable to that project is based on the estimated service population growth the project will accommodate. Fees for a specific project are based on the project's size or increases in the number of dwelling units. Larger new development projects can result in a higher service population, resulting in higher fee revenue than smaller projects in the same land use classification. Thus, the fees can ensure a reasonable relationship between a specific new development project and the cost of the facilities attributable to that project.

See *Chapter 2, Land Use Assumptions* for a description of how service population or dwelling unit occupancy factors are determined for different types of land uses. See the *Fee Schedule* section of *Chapter 3* for a presentation of the proposed facilities fees.

Appendix

Appendix Table A.1: Land Valuation

Zip Code	Average Value per Acre
95050	$ 3,738,000
95051	3,993,000
95054	4,035,000

Source: Appraisal Report Valuation of the Average per Acre Land Value of High-Density Residential, Medium-Density Residential, Low and Very Low-Density Residential, Commercial/Retail, and Industrial Properties Located in the Three Existing Zip Codes (95050, 95051, and 95054) City of Santa Clara, California, Prepared By: the Schmidt-Prescott Group, Inc, 2018.

City of Santa Clara
The Center of What's Possible

Attachment A
Supplemental Instructions
for the Appraisal of the Fair Market Value of Land

The following information and instructions will be used by the City when setting the land value used in the formula for determining the impact fees due in lieu of park and recreational land dedication pursuant to Santa Clara City Code 17.35. *(Approved by Santa Clara City Council—June 7, 2016)*

Background.
On July 15, 2014, Council added Chapter 17.35 "Park and Recreational Land" to the Santa Clara City Code to ensure that new residential development provides adequate community and neighborhood park land for active recreational uses and/or pays a fee in-lieu of parkland dedication to mitigate the impacts of the new growth pursuant to the California Quimby Act and/or Mitigation Fee Act.

17.35.040 Formula for calculation of fee in lieu of land dedication.

(a) When a fee is required to be paid in lieu of parkland dedication, the maximum amount of such fee shall be determined by the fair market value of the amount of land that would otherwise be required to be dedicated pursuant to SCCC 17.35.030, as set forth below. The date of valuation of the property for in-lieu fee purposes shall be the date that the City determines that the developer's application for a parcel map or tentative subdivision map, or application for projects not involving a subdivision, is complete.

(b) Fair Market Value.

(1) The City shall determine the fair market value of the property by using the average per acre land value for property in the City of Santa Clara, based upon a survey of land values and sale records in the City. The City Council shall set a minimum of three such average values, one for each of the three existing Zip Codes in the City (95050, 95051, 95054). The City Council may, at its discretion, set average values for additional subregions of the City. The City Council shall review the fair market values not less than annually and set the values in a Council resolution.

(2) If the developer objects to this determination of fair market value, the developer may elect to have the value established by appraisal. If the developer chooses this option, the developer shall deposit with the City an amount sufficient to cover the cost of an appraisal, which the City shall conduct. The appraisal shall be completed prior to approval of the tentative or parcel map or, for developments not involving a subdivision, prior to the issuance of a building permit.

(c) Based on the determination of fair market value set forth in subsection (b)(1) of this section, for each of the dwelling unit categories, the City Council shall set the amount of fees to be paid in lieu of parkland dedication in a Council resolution, which the Council shall review annually. (Ord. 1928 § 3, 7-15-14).

Guidelines for Appraiser:

a. *Appraiser is to provide a "Fair Market Value" for an average acre of land (hypothetical, rectangular, useable site) for property in each of the three existing City of Santa Clara Zip Codes 95050, 95051, 95054. The opinion will conform to Uniform Standards of Professional Appraisal Practice.*

b. **Valuation Date:** *December 31 of each year.*

c. **Location & Property Sales Data Set Boundaries**: *Data set will begin with sales data from within Santa Clara City limits.*

d. **Data Set Date Range:** *Use data from January 1st to December 31st of each year. Example: January 1, 2015 to December 31, 2015 for "December 31, 2015 Valuation Date." See contingencies below.*

e. **Property Types:** *Use all of the following property types: Single Family (low and very low density), High Density Residential, Medium Density Residential, Commercial, Industrial, Lots and Land.*

f. **Contingencies for Limited Data Set of each Property Type**: *If there are insufficient, credible data points or sales of a particular property type, then appraiser will explore and use comparable sales from the local competitive market area, adjacent to City of Santa Clara. A fixed distance from City of Santa Clara city limit is not given, however a compelling, rational basis for the selection of the competitive market area must be given by the appraiser in the report. Preference is for closer, more recent, and comparable; discretion is given to the appraiser.*

g. **Sales Transactions Data not to be used:** *Do not use transactions if they are not an arms-length transaction, have encumbered/clouded title, are environmentally impaired site, or are more than three (3) years old.*

h. **Inflation factors for Comparable between 1 and 3 years:** *An inflation factor will be computed and applied to comparable sales over one year based on reasonable and rational considerations such as sales and rental trends or other appropriate methods.*

i. **Sales Transactions Data that may be included:** *May use real estate sales transactions by the City of Santa Clara for additional neighborhood or community parkland.*

j. **Data Values excluded:** *No values or set of values at the high or low end of the data set are to be excluded from consideration in the average values on the sole basis of being relatively high or low; however, a check for consistency among comparable values will be done, and a rational basis should be provided for credible comparable transactions if not used.*

k. **Research Factors to be considered for Comparable sales:** *The factors to be used to compare property values include, but are not limited to physical factors, economic factors, market conditions verification to parcel maps, public records, CoStar data bank. Additional factors may be used provided there is a rational basis for doing so.*

l. **Reconciliation of value differences**: *The approach will be comparative, iterative, qualitative and quantitative, and will be made at the appraiser's discretion.*

m. **Weight to be applied to Property Types:** *The weighted average of each property type will be based on the percentage of land area in the sales transactions, for example, if 25% of total acreage is high density residential, then the relative weight of that property type will be 25%. (The weight will not be done by the quantity of sales of each type or the percent of value of sales of each type).*

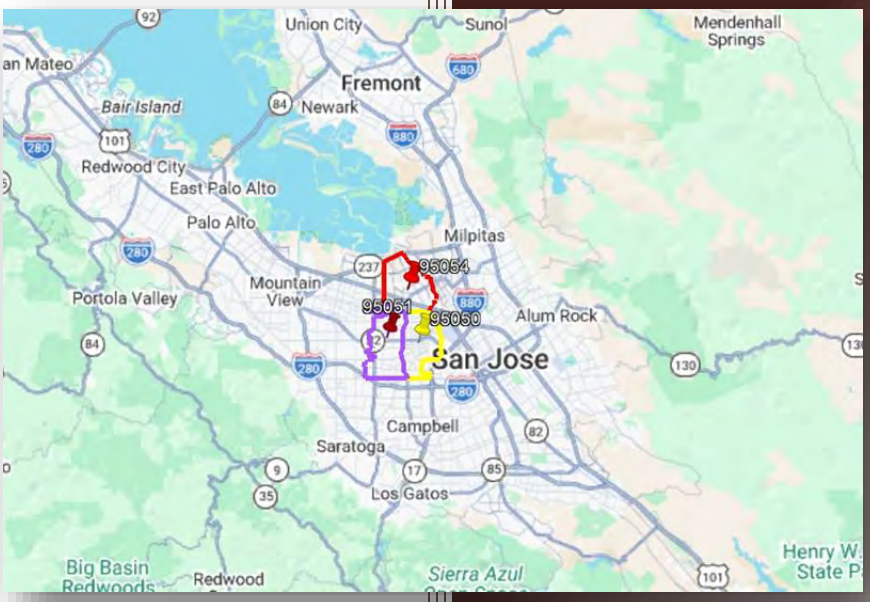
n. **Reporting:** *A draft valuation report will be generated by March 15. City will provide for a two week circulation and comment period. The valuations included the final valuation report will be used in the calculation formula for fees prepared by staff to be reviewed by Council as part of the annual City budget process and Municipal Fee Schedule adoption by June 30. Fees will be implemented on or after July 1 depending upon Quimby Act or Mitigation Fee Act provisions of the Council resolution.*

THE DORÉ GROUP

INTERNATIONAL REAL ESTATE CONSULTATION AND FORENSIC VALUATION

Real Estate Appraisal Report

Annual Land Valuation: City of Santa Clara



Prepared For:

Ms. Gina Saporito
Parks and Recreation Dept.
City of Santa Clara
1500 Warburton Ave.
Santa Clara, CA 95050

THE DORÉ GROUP
INTERNATIONAL REAL ESTATE CONSULTATION
AND FORENSIC VALUATION

February 27, 2026

Ms. Gina Saporito
Parks and Recreation Dept.
City of Santa Clara
1500 Warburton Ave.
Santa Clara, CA 95050

Re: Annual Land Valuation Appraisal Report
Average Value of Three Hypothetical Lots
One for Each Zip Code (95050, 95051, and 95054)
File Name: TDG 2026 001

Dear Ms. Saporito:

Pursuant to your request, I have completed the annual land valuation appraisal to aid the City of Santa Clara in establishing park impact fees. More specifically, the subject property consists of three hypothetical one-acre lots, one in each of the City's three zip codes (95050, 95051, and 95054). The date of value for this appraisal report is December 31st, 2025.

We investigated, gathered data, and made the analyses necessary to fulfill the scope of work of this assignment, which was to estimate the fair market value of a hypothetical 1-acre lot considering all zoning types in the City of Santa Clara. These zoning types are defined as: high-density residential, medium-density residential, single family (low-density residential), commercial, and industrial. To form and report the average value per acre of land in the three existing Zip Codes in the City of Santa Clara consisting of 95050, 95051, and 95054, we utilized an average value according to the weighted average of these different property types, based on the percentage of total land area associated with the different property types that sold in the City of Santa Clara in 2025.

The intended user of this report is the City of Santa Clara. The intended use of this appraisal is to provide fair market value to assist the City in determining park impact fees.

This appraisal was prepared in conformance with the Uniform Standards of Professional Appraisal Practice (U.S.P.A.P.), and the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute. This appraisal report was also prepared in conformance with the Supplemental Instructions for the Appraisal of the Fair Market Value of Land, which was included as a part of the Scope of Work for this appraisal assignment by the client and intended user, the City of Santa Clara.

We certify that we have no present or contemplated future interest in the property beyond these estimates of value. We have performed no services, as appraisers, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Your attention is directed to the Hypothetical Conditions, Extraordinary Assumptions, and General Conditions and Assumptions sections of this report. Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, I note the following:

Hypothetical Conditions:

- The subject of this appraisal report is three hypothetical one-acre lots in each of the City's zip codes (95050, 95051, and 95054). It is a hypothetical condition of this appraisal report that these lots exist as a finished lot, and are rated average in all physical, locational and legal aspects in relation to the dataset.

- It is a hypothetical condition of this appraisal report that the subject lots are able to support all legally permissible uses analyzed in this appraisal report, ranging from very low density residential to commercial/industrial.

Extraordinary Assumptions:

- There are no extraordinary assumptions included in this appraisal report.

Based on the appraisal described in the accompanying report, subject to the Hypothetical Conditions, Extraordinary Assumptions, and General Conditions & Assumptions, I have made the following value conclusion:

Final Reconciliation	
Zip Code	Reconciled Fair Market Value
95051	$5,573,000
95050	$5,359,000
95054	$5,037,000

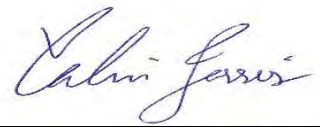
The market exposure preceding December 31, 2025, would have been 6 months and the estimated marketing period as of December 31, 2025, is 6 months for the Fair Market Value.

Thank you for the opportunity of submitting this appraisal. If I can be of further service, please do not hesitate to call.

Respectfully submitted,
The Doré Group, Inc.



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Calvin Farris
Certified General Appraiser
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TABLE OF CONTENTS

Table of Contents 5
Summary of Salient Facts and Conclusions 6
Definitions of Market Value and Fair Market Value 8
Hypothetical Conditions and Extraordinary Assumptions 9
General Conditions and Assumptions 10
Scope of Work 13
    Regional Map 16
Regional Description – Santa Clara County 17
    Area Map 24
Area Description — City of Santa Clara 25
Single-Family Housing Market Overview (Santa Clara) 29
Multi-Family (Medium- and High-Density Residential) 31
Commercial (Retail and Office) 33
Industrial (Flex, Logistics, R&D) 35
Highest and Best Use 38
Valuation Methodology 40
Single Family (Low Density Residential) Land Comparables Adjustment Grid 45
Medium Density Residential Land Comparables Adjustment Grid 51
High Density Residential Land Comparables Adjustment Grid 57
Commercial Land Comparables Adjustment Grid 63
    Land Comparable Summary Table 66
Industrial Land Comparables Adjustment Grid 69
Weighted Average Analysis 71
    Weighted Average Conclusion 72
Zip Code Weighting Analysis 73
    Zip Code Trend Analysis 73
    Concluded zip code adjustments (95050 baseline) 74
Final Reconciliation 75
Certification Statement 76
Addenda 78

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

SUBJECT:	Three hypothetical one-acre lots, one in each of the City's three zip codes (95050, 95051, and 95054)
CLIENT:	City of Santa Clara
DATE OF VALUE:	December 31, 2025
DATE OF REPORT:	February 27, 2026
INTEREST APPRAISED:	Fee Simple Interest
PURPOSE OF APPRAISAL:	The purpose of this appraisal is assisting the City of Santa Clara in determining park impact fees
INTENDED USE:	The intended use of this appraisal is to determine the fair market value of the hypothetical lots as defined in this report
INTENDED USER(S):	The City of Santa Clara
APPRAISAL HISTORY:	The City of Santa Clara has contracted an appraisal of this type for several subsequent years. The 2024 report, developed by Frank Schmidt and Associates, and effective December 31st, 2024, was made available for our review.
CURRENT LISTING / CONTRACT(S):	We have assumed no current contracts in place on the hypothetical subject properties.
HIGHEST AND BEST USE	
Site As Vacant:	Land for Development (See Hypothetical Conditions)
As Improved:	Land for Development (See Hypothetical Conditions)

PROPERTY (HYPOTHETICAL)

SUBJECT: Three hypothetical, rectangular, finished lots of 1 acre each.

LAND AREA: Each Hypothetical Lot is one acre (43,560 square feet).

IMPROVEMENTS: None. Finished Lot

PERSONAL PROPERTY: No personal property was included in my reconciled fair market value estimates.

TOPOGRAPHY: Our analysis assumes topography consistent with the average lot transacted in each zip code.

ACCESS: Our analysis assumes access consistent with the average lot transacted in each zip code.

UTILITIES: Our analysis assumes access to utilities consistent with the average lot transacted in each zip code.

ZONING: Our analysis utilizes a weighted average of land area transacted which encompasses the following zoning categories in the City of Santa Clara:

Single Family (Low Density Residential), Medium Density Residential, High Density Residential, Commercial, and Industrial.

PARCEL SHAPE / UTILITY: Our analysis assumes the hypothetical lot is rectangular in shape.

COMMENTS: The above physical characteristics of the hypothetical lots appraised are outlined by the client as part of the scope of work of this appraisal assignment.

VALUE INDICATIONS

Zip Code	Reconciled Fair Market Value
95051	$5,573,000
95050	$5,359,000
95054	$5,037,000

DEFINITIONS OF MARKET VALUE AND FAIR MARKET VALUE

DEFINITIONS OF MARKET VALUE

Fair Market Value, as defined by the California Civil Code:

> "The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available."[1]

PROPERTY RIGHTS APPRAISED

The property right of ownership appraised was the fee simple estate. Fee simple interest does include mineral rights, unless otherwise stated. The fee simple title can be defined as follows:

> *"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*[2]

ESTIMATED EXPOSURE AND MARKETING PERIOD

Marketing Time: An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal.

Exposure Time: The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

PERSONAL PROPERTY, FIXTURES, AND INTANGIBLE ITEMS

The land valued in this assignment did not include any personal property, fixtures, equipment, or intangibles.

[1] California Civil Code § 1263.320(a)

[2] Ibid.

HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS

Acceptance of and/or use of this report constitutes acceptance of the indicated Hypothetical Conditions and Extraordinary Assumptions; these can only be modified in a written document(s) executed by both parties.

HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purposes of analysis."[3]

The following hypothetical conditions apply to this specific appraisal assignment:

- The subject of this appraisal report is three hypothetical one-acre lots in each of the City's zip codes (95050, 95051, and 95054). It is a hypothetical condition of this appraisal report that these lots exist as a finished lot, and are rated average in all physical, locational and legal aspects in relation to the dataset.

- It is a hypothetical condition of this appraisal report that the subject lots are able to support all legally permissible uses analyzed in this appraisal report, ranging from very low density residential to commercial/industrial.

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions."[4]

The following Extraordinary Assumptions apply to this specific appraisal assignment:

- There are no Extraordinary Assumptions for this appraisal assignment.

[3] Uniform Standards of Professional Appraisal Practice, 2020-22 edition.
[4] Ibid.

GENERAL CONDITIONS AND ASSUMPTIONS

The appraisal has been completed subject to the following General Conditions and Assumptions:

- This appraisal was completed per the requirements of the *Uniform Standards of Professional Appraisal Practice (USPAP)* and those additional requirements expected of a member of the Appraisal Institute. The development process used was a complete analysis that is documented in this appraisal report.

- By use of this appraisal report, each party that uses this report agrees to be bound by all of the Hypothetical Conditions and Extraordinary Assumptions stated herein. The opinions are only as of the date stated in the appraisal report. Changes since that date in external and market factors, or in the subject property itself, can significantly affect the conclusions presented in the appraisal report.

- I was not provided with a preliminary title report for the subject property. I assume the title is Fee Simple, good, and transferable.

- This appraisal is to be used only for the purpose stated herein. While the distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed as this report is intended to be used in whole and not in part.

- All files, work papers, and documents developed in connection with this assignment are the property of The Doré Group. No part of this appraisal, its value estimates, or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media without The Doré Group's prior written consent. If the appraisal report is referred to or included in any offering material or prospectus, the report shall be deemed referred to or included for informational purposes only, and The Doré Group, its employees, and the appraiser(s) have no liability to such recipients. The Doré Group disclaims any and all liability to any party other than the party that retained The Doré Group to prepare the appraisal report.

- The information contained in this appraisal report, or upon which the report is based, has been gathered from sources the appraiser(s) assumes to be reliable and accurate. The owner of the subject property may have provided some of such information. Neither the appraiser(s), nor The Doré Group, shall be responsible for the accuracy or completeness of such information, including the correctness of estimates, opinions, dimensions, sketches, exhibits, and factual matters. Any authorized user of the appraisal report is obligated to bring to the attention of The Doré Group any inaccuracies or errors that it believes are contained in the report. Any plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted. Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

- No part of the appraisal report shall be used in conjunction with any other analyses. Reference to the Appraisal Institute or to the MAI designation is prohibited. Except as may be otherwise stated in the letter of engagement, the appraisal report may not be used by any person(s) other than the party(ies) to whom it is addressed or for purposes other than that for which it was prepared. Any authorized user(s) of this appraisal report who provides a copy to, or permits reliance thereon by, any person or entity not authorized by The Doré Group in writing to use or rely thereon, hereby agrees to indemnify and hold The Doré Group, its affiliates and their respective shareholders, directors, officers and employees, harmless from and against all damages, expenses, claims and costs, including attorneys' fees, incurred in investigating and defending any claim arising from or in any way connected to the use of, or reliance upon, the appraisal report by any such unauthorized person(s) or entity(ies).

- If the appraisal report is submitted to a lender or investor with the prior approval of The Doré Group, such party should consider this report as only one factor, together with its independent investment considerations and underwriting criteria, in its overall investment decision. Such lender or investor is specifically cautioned to understand all Hypothetical Conditions and Extraordinary Assumptions incorporated in this appraisal report.

- The appraiser(s) may not divulge the material (evaluation) contents of the report, analytical findings, or conclusions, or give a copy of the report to anyone other than the client, legal authorities via subpoena, or the Appraisal Institute.

- The appraisal report is based on the assumption of: (a) responsible ownership and competent management of the subject property; (b) no hidden or unapparent conditions of the subject property, subsoil or structures that render the property more or less valuable (no responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them); (c) full compliance with all applicable federal, state and local zoning and environmental regulations and laws, unless noncompliance is stated, defined and considered in the Report; and (d) all required licenses, certificates of occupancy and other governmental consents have been or can be obtained and renewed for any use on which the value opinion contained in the appraisal report is based.

- The appraiser(s) is not qualified to test for any hazardous substances and no responsibility is assumed for such conditions or engineering necessary to discover them. The appraiser assumed that the subject property is clear of all environmental contamination, and the appraised value was based on this assumption.

- No opinion is intended to be expressed and no responsibility is assumed for the legal description or for any matters that are legal in nature or require legal expertise or specialized knowledge beyond that of a real estate appraiser. Title to the subject property was presumed to be good and merchantable and the property was appraised assuming there were no adverse easements, encroachments, liens, encumbrances, special assessments, or other restrictions.

- The appraised value was based on the assumption that there were no tax liens affecting the subject property. Unless otherwise noted, the subject property was found to be current in the payment of real estate taxes as of the date of value according to the applicable county treasurer-tax collector. It was assumed that any special assessments affecting the subject property are typical and appropriate for the area and do not have an impact on the value conclusion in this report and that any outstanding bonds have been paid.

- Unless stated herein, the subject property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

- No opinion is expressed with regard to potential seismic impact and it was assumed that the subject's potential risks are similar to those shared by most properties throughout the region. The Doré Group makes no warranty as to the seismic stability of the subject land. The assumption was made that any future development of the property, if any, would occur in accordance with all appropriate regulations and ordinances regarding grading, fill, and applicable building codes.

- Except as may be otherwise stated in the letter of engagement, the appraiser(s) shall not be required to give testimony in any court or administrative proceeding relating to the subject property or the appraisal. If the appraiser(s) is subpoenaed pursuant to a court order, the client agrees to pay The Doré Group's regular per diem rate plus expenses.

- In the event of a claim against The Doré Group, its affiliates, their respective officers or employees, or the appraiser(s) in connection with or in any way relating to this appraisal report or this engagement, the maximum damages recoverable shall be the amount of the monies actually collected by The Doré Group or its affiliates for this appraisal report and under no circumstances shall any claim for consequential damages be made.

- Necessary licenses, permits, consents, legislative or administrative authority from any local, state, or federal government, or private entity, are assumed to be in place or reasonably obtainable.

SCOPE OF WORK

According to the *Uniform Standards of Professional Appraisal Practice*, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). Therefore, the appraiser must identify and consider:

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations; and
- typical appraisal work by peers for similar assignments.

In preparing this report, I investigated numerous improved and land sales and listings from the area, and confirmed all data with buyers, sellers, brokers, property developers, leasing agents, and public officials when possible. I collected, confirmed, and reported data that were applicable in the valuation process. Data collection involved the use of various sources including CoStar, the Multiple Listing Services, RealQuest (a data collection service), County deed records, and in-house materials. The data collected and confirmed have been reported to an extent sufficient for the particular appraisal problem involved.

This appraisal is prepared for Ms. Gina Saporito, Parks and Recreation Department, City of Santa Clara. The purpose of this appraisal is to assist the City of Santa Clara in determining park impact fees. The intended use of this appraisal is for determining the fair market value of the hypothetical subject lots, as defined in this report. The intended users of this report include the City of Santa Clara.

VALUATION METHODOLOGY

The appraisal provides the Fair Market Value for a hypothetical, rectangular, and useable one acre site for each of the three primary zip codes: 95050, 95051, and 95054. This analysis conforms to the Uniform Standards of Professional Appraisal Practice, utilizing a valuation date of December 31st, 2025. The methodology of this report relies on a weighted average of transactions based on the total land area transacted for each land use category. An appropriate sample of comparable sales was researched and confirmed by the appraisers. This sample was then verified, cleaned, segmented, categorized and analyzed by the appraisers to arrive at an average value for each land use type in each zip code. These average values were then synthesized into one weighted average for each zip code.

Selection Criteria and Adjustments

Transactions must be arms-length and cannot be more than three years old. Sites with clouded titles or environmental impairments are excluded. For comparable sales older than one year, an inflation factor is applied based on market trends and rental data. While no data points are excluded solely for being at the high or low end of the spectrum, all transactions are vetted for consistency and credibility.

Reconciliation and Weighting

The final value conclusion employs a comparative, iterative approach that integrates both qualitative and quantitative factors. Weighting is applied to property types based on the percentage of total land area in the sales transactions rather than the number of sales or the total dollar volume. This ensures the average value reflects the physical distribution of land use within the subject zip codes.

REPORT TYPE:	This is an appraisal report as defined by Uniform Standards of Professional Appraisal Practice. This format provides a summary of the appraisal process, subject and market data, and valuation analyses.
PROPERTY IDENTIFICATION:	The subject is three hypothetical lots and have been defined by narrative description in accordance with the scope of work for this appraisal.
PROPERTY RIGHTS APPRAISED:	Fee Simple Interest
INSPECTION:	An inspection of the environs analyzed in this report was conducted by Lance Doré on February 12th, 2026. Calvin Farris did not inspect the environs.
MARKET AREA AND ANALYSIS OF MARKET CONDITIONS:	A complete analysis of market conditions has been made. The appraiser maintains and has access to comprehensive databases for this market area and has reviewed the market for sales and listings relevant to this analysis.
HIGHEST AND BEST USE ANALYSIS:	See Hypothetical Conditions
VALUATION ANALYSES:	
Cost Approach:	A cost approach was not applied as the hypothetical lots do not feature improvements.

Sales Comparison Approach: A sales comparison approach was conducted to determine the fair market value of the hypothetical lots as defined in this report.

Income Approach: An income approach was not applied as the hypothetical subject lots feature no improvements which would generate income to necessitate an income approach.

HYPOTHETICAL CONDITIONS:

- The subject of this appraisal report is three hypothetical one-acre lots in each of the City's zip codes (95050, 95051, and 95054). It is a hypothetical condition of this appraisal report that these lots exist as a finished lot, and are rated average in all physical, locational and legal aspects in relation to the dataset.

- It is a Hypothetical Condition of this appraisal report that the subject lots are able to support all legally permissible uses analyzed in this appraisal report, ranging from very low density residential to commercial/industrial.

EXTRAORDINARY ASSUMPTIONS:

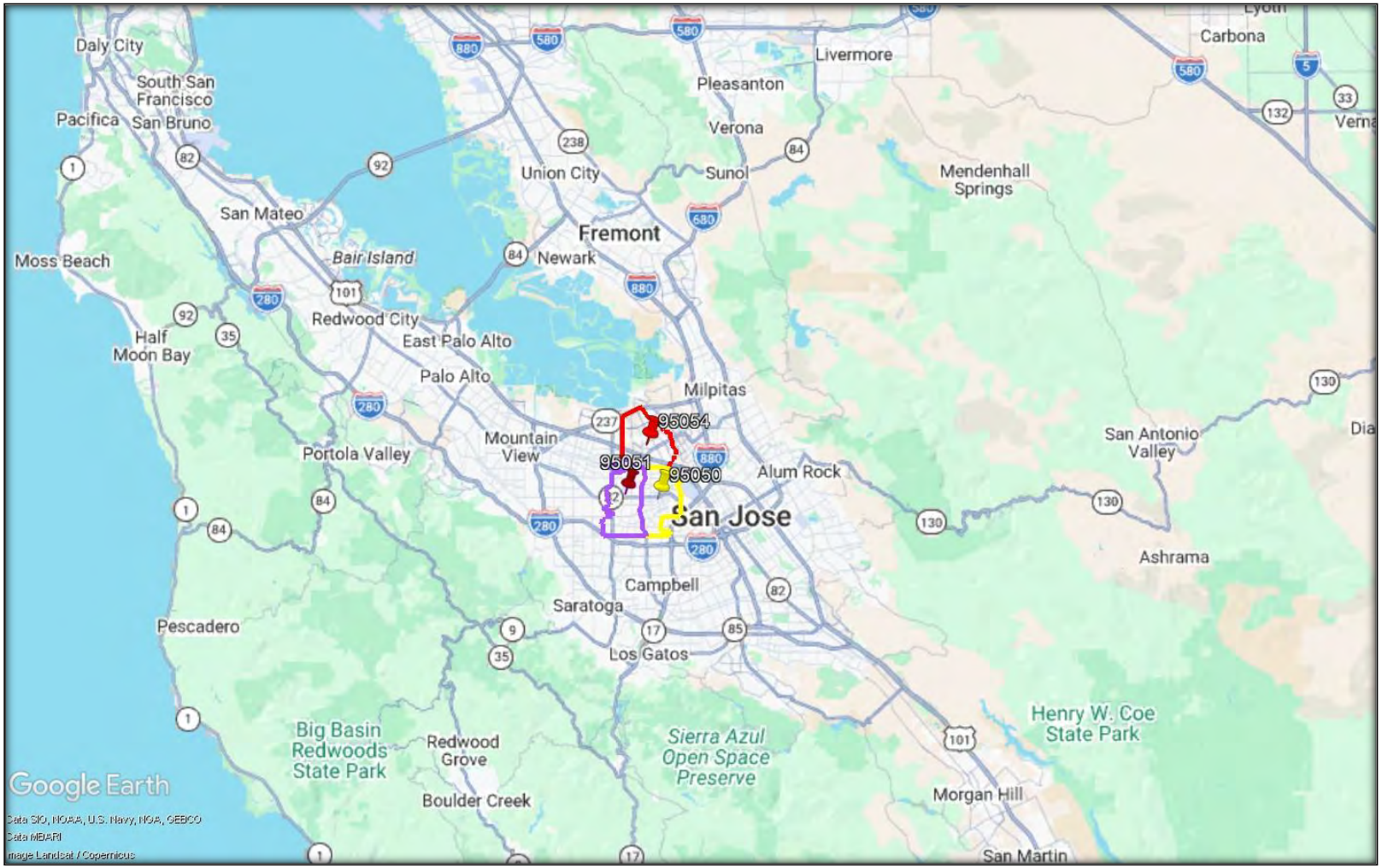
- There are no Extraordinary Assumptions for this appraisal assignment.

DOCUMENTATION: The Doré Group was provided with the document(s) listed below. Unless noted, the document(s) did not indicate any unusual or detrimental conditions that have an impact on value. These documents were assumed to be accurate and were relied upon in the valuation of the subject property.

- Attachment A: Supplemental Instructions for the Appraisal of the Fair Market Value of Land.
- 2024 Annual Land Valuation Appraisal Report completed by Frank Schmidt & Associates

No responsibility is assumed for any missing pertinent data contained within these documents and the reconciled value does not reflect knowledge of their content.

REGIONAL MAP



REGIONAL DESCRIPTION – SANTA CLARA COUNTY



LOCATION

Santa Clara County, officially the County of Santa Clara, is a county in California. The county is located at the southern end of the San Francisco Bay and encompasses 1,312 square miles. The Santa Clara Valley runs the entire length of the county from north to south, ringing the Diablo Range on the east, and the Santa Cruz Mountains on the west. Salt marshes and wetlands lie in the northwestern part of the county, adjacent to the waters of San Francisco Bay.

Santa Clara County is part of the San Jose-Sunnyvale-Santa Clara, CA Metropolitan Statistical Area as well as the San Jose-San Francisco-Oakland, CA Combined Statistical Area. Located at the southern end of the San Francisco Bay, the highly urbanized Santa Clara Valley within Santa Clara County is also known as Silicon Valley. Santa Clara is the most populous county in the San Francisco Bay Area and in Northern California and is one of the most affluent counties in the United States.

TRANSPORTATION

The county has an extensive freeway system and a separate expressway system. Expressways in California are distinct from freeways; although access to adjoining properties is eliminated, at-grade intersections are allowed. However, unlike expressways virtually everywhere else in California, the Santa Clara County expressways were built, signed, and maintained as county roads; they are not maintained by Caltrans, although they are patrolled by the California Highway Patrol.

There is also a large street network dominated by four- and six-lane arterials. Some of the newer boulevards (primarily in the West Valley) are divided with landscaped medians. Primary freeways include Interstates 280, 680 and 880, U.S. Route 101 and State Routes 9, 17, 25, 35, 82, 85, 87, 130, 152, 156, and 237.

The Santa Clara Valley Transportation Authority (VTA) is a special district responsible for public transit services (bus and light rail), congestion management, specific highway improvement projects, and countywide transportation planning for Santa Clara County, California. It is one of the governing parties for the Caltrain commuter rail line that serves the county. Santa Clara

Station is served by Caltrain which provides service to Gilroy, San Jose, Silicon Valley, San Francisco Airport and San Francisco, the ACE system which provides services to Stockton, and Amtrak which provides service to Sacramento and Oakland. In the Future, BART will provide service to San Jose and Santa Clara.

The county's main airport is Norman Y. Mineta San José International Airport (SJC). It is a U.S. Customs and Border Protection port of entry and has eight international routes (one to Canada, one to England, one to Germany, one to Japan, two to Mexico, and two to China) but the airport's busiest routes are all to cities in the western United States. San Francisco International Airport (SFO) is also often used for commercial services by residents of Santa Clara County.

Moffett Federal Airfield (NUQ), a former U.S. Naval Air Station, is used by the Air National Guard, NASA, Lockheed Martin, Google, and by the San Jose Police and Santa Clara County Sheriff's Department as an air operation base. There are also smaller general aviation airports in Palo Alto (PAO), San Jose (Reid-Hillview) (RHV), and San Martin (E16).

SERVICES / RECREATION

The county provides a wide range of services to its residents. These services include general government (administration and finance), public protection (law enforcement, detention, and criminal prosecution), road maintenance, health care, public assistance, fire protection, libraries, sanitation, and general aviation airports. There are 31 public school districts in the county, and three major universities include Stanford University, Santa Clara University and San Jose State University. The Santa Clara County Parks and Recreation Department manages 29 parks with a total area over 52,000 acres.

Santa Clara County's City Population Estimates			
City	1-Jan-24	1-Jan-25	% change
Campbell	43,377	43,281	-0.2
Cupertino	59,887	59,831	-0.1
Gilroy	61,531	62,205	1.1
Los Altos	31,523	31,720	0.6
Los Altos Hills	8,520	8,548	0.3
Los Gatos	33,500	33,355	-0.4
Milpitas	82,401	81,915	-0.6
Monte Sereno	3,613	3,637	0.7
Morgan Hill	46,573	46,599	0.1
Mountain View	86,674	86,513	-0.2
Palo Alto	68,570	68,794	0.3
San Jose	980,174	979,415	-0.1
Santa Clara	133,829	134,587	0.6
Saratoga	31,020	31,110	0.3
Sunnyvale	158,948	159,673	0.5
Balance of County	91,266	91,076	-0.2
Santa Clara	**1,921,406**	**1,922,259**	**0.0**
Source: California Department of Finance			

Population / Demographics

Santa Clara County had been steadily growing for the last several decades. The county's population has grown more than 25 percent since 1990, and it is the sixth most populated county in California. There are 15 incorporated cities located within the county where more than 95 percent of the county's residents live. The county seat is the City of San Jose, which is the largest city in the San Francisco Bay Area. San Jose is also the third largest city in California, and the tenth largest city in the United States. The California Development Department reported the county's population at 1,922,259 as of January 2025, which is nearly unchanged from the January 2024 estimate of 1,921,406.

According to 2024 census data, the county had 672,426 households with an estimated 2.80 persons per household. The median age was 38.2 years.

HISTORICAL POPULATION AND PROJECTIONS (2020 - 2070)							
	2020	2030	2040	2050	2060	2070	% Change (2020-2070)
Santa Clara	**1,927,909**	**1,930,171**	**1,949,323**	**1,939,283**	**1,876,361**	**1,766,437**	**-8.4%**
California	39,535,726	39,771,423	40,968,090	41,726,601	41,720,611	41,237,997	**4.3%**
Source: California Dept of Finance							

Largest Employers in Santa Clara County		
Employer	# Employees	% of Total
County of Santa Clara	23,423	2.39%
Apple Inc.	10,936	1.11%
University of California, Santa Cruz	9,554	0.97%
Safeway Norther California Division	7,261	0.74%
City of San Jose	7,000	0.71%
Applied Materials	6,100	0.62%
San Jose State University	4,026	0.41%
Meta Platforms Inc.	3,966	0.40%
Deloitte	3,425	0.35%
Super Micro Computer Inc.	3,073	0.31%
Source: 2025 Santa Clara Annual Comprehensive Financial Rep		

Regional Economy

Trends in employment are a key indicator of economic health and strongly correlate with real estate demand. The county's economy is heavily service based. Technology, both hardware and software, dominates the service sector by value, but like any other county, Santa Clara has its share of retail and office support workers.

Labor Force / Unemployment

According to the California Employment Development Department, the county's labor force totaled 1,036,800 as of September 2025, of which 990,200 were employed, indicating a 4.5% unemployment rate. This compares to the statewide jobless rate of 5.5% and the national rate of 4.4%.

Personal / Median Household Income

Personal income is a significant factor in determining the real estate demand in the market. According to the 2024 American Community Survey (US Census), Santa Clara County had a per capita income of $82,180, which is considerably higher than the state's income of $49,934. Median household income was $168,154, compared to $100,149 in the state. Census data indicated a total of 7.0% of the county population lives below the poverty level, which is lower than the state (11.8%).

Real Estate Development

Santa Clara and Surrounding Counties Home Trends			
City	Median Price		
	Dec-25	Dec-24	% Change
Alameda	$980,000	$1,047,000	-6.4%
Merced	$395,000	$425,000	-7.1%
Monterey	$833,000	$925,000	-9.9%
San Benito	$762,500	$792,500	-3.8%
San Joaquin	$660,000	$605,000	9.1%
San Mateo	$1,641,500	$1,474,750	11.3%
Santa Clara	**$1,500,000**	**$1,529,746**	**-1.9%**
Santa Cruz	$1,215,000	$1,200,000	1.3%
Stanislaus	$450,000	$509,000	-11.6%
Source: CRMLS			

Residential

According to the California Department of Finance, as of January 2025, the county had a total of 688,035 housing units consisting of 358,135 single family detached units, 69,111 single family attached units, 49,129 2-4 units, 193,200 5+ units, and 18,370 mobile homes. Nearly 95.4% of the units were occupied.

Similar to many California counties, Santa Clara County faces the issue of affordable housing. The county's home prices are still among the highest in the state. According to the California Regional Multiple Listing Service (CRMLS), the median home price in Santa Clara County was $1,500,000 as of December 2025, which is a -1.9% decrease from the previous year.

Multi Family

According to CoStar, San Jose's multifamily market is poised to end 2025 on a strong footing, with fundamentals stabilizing after a period of volatility. Vacancy rates declined to 4.6%, reversing the upward trend seen in 2024 when deliveries outpaced absorption. This improvement reflects robust renter demand, which absorbed 4,200 units over the past 12 months, outstripping the 2,500 units delivered. While absorption remains below the post-pandemic peak of 8,000 units in 2021, it signals healthy leasing activity amid economic headwinds.

The market's resilience is underpinned by Silicon Valley's tech-driven economy, despite layoffs and slower job growth in the information sector. Population growth has resumed following pandemic-era declines, supported by international immigration, though recent policy changes could temper this trend. High home prices and mortgage rates above 6% continue to widen the affordability gap, reinforcing rental demand.

Rent growth accelerated to 3.2% year-over-year, surpassing the 10-year average of 2.2%. Premium submarkets, such as Palo Alto and Mountain View, posted gains above 4.5%, while more

affordable areas, like East San Jose, saw modest increases of around 2%. Concessions remain prevalent in luxury properties, but overall pricing power has strengthened as vacancy tightens.

Construction activity has slowed dramatically, with only 2,500 units under construction, down from 7,000 at the start of 2024. Developers cite high financing costs and risk aversion, although optimism persists for transit-oriented projects under California's new zoning law, which enables taller buildings near transit hubs.

Looking ahead, vacancy is expected to trend lower as limited new supply meets steady demand. Rent growth is expected to remain positive but moderate, with high-end properties continuing to outperform. While macroeconomic uncertainty and immigration policy shifts pose risks, San Jose's position as a tech hub and the ongoing AI boom provide a solid foundation for long term stability.

OFFICE

The San Jose office sector is showing signs of a rebound as 2025 draws to a close. Improved tenant interest has led to the highest quarterly leasing activity since 2022. Nevertheless, a series of tenant contractions over the past year has weighed on net absorption, causing the vacancy rate to remain at 15.2%, near its historical peak.

Market volatility and uncertainty remain prominent. While some Silicon Valley tech leaders, such as NVIDIA, have experienced remarkable expansion, legacy firms like Cisco and Intel have encountered significant competitive pressures from international rivals.

Artificial intelligence continues to be a growth engine, fueled by substantial investments from venture capital and established technology companies. AI-focused firms are driving new demand for office space, but broader adoption of AI across industries may ultimately reduce office requirements by shrinking workforce sizes. The latest employment figures indicate ongoing layoffs and declining job growth, especially in roles traditionally based in offices.

After a surge of new office completions in 2023, construction activity slowed. Several speculative developments have been delayed, and no major projects have commenced in the past two years. As a result, the volume of office space under construction, under 2 million SF, is now at its lowest point since the Great Recession.

Over the past year, San Jose's vacancy rate has risen by 30 basis points, reaching its highest level in two decades. Vacancy in top-tier (4 & 5 Star) buildings stands at 17.2%.

Following three consecutive years of declining rents, average asking rates stabilized in 2024, posting a 2.8% increase over the past year. Landlords continue to offer generous concession packages to attract tenants and boost occupancy.

The recent uptick in leasing activity is expected to translate into positive absorption as new tenants move in over the coming year. Vacancy rates are projected to decline, while rent growth is likely to continue at a moderate pace.

RETAIL

During the first quarter of 2026, the San Jose retail sector is shaped by opposing trends. Silicon Valley's post-pandemic recovery has driven solid economic momentum, with increased demand for technological products and services leading to income growth for residents. However, some economic headwinds persist, including elevated interest rates, layoffs in the tech industry, and changing consumer spending patterns. These factors have led to retailer bankruptcies and downsizing.

With low population growth, the San Jose retail market is mature. The overall inventory of retail space has held steady over the last five years. After a sluggish 2023, leasing activity rebounded in 2024, and 2025 is on track to see the highest leasing volume in eight years.

Leasing activity has been driven mainly by grocery stores, entertainment venues, automotive businesses, and fitness centers.

Ongoing closures of national chain stores have kept move-outs elevated, acting as a counter to new leasing activity, causing net absorption to be generally flat. Annual net absorption for the year stands at -72,000 SF.

The city features five major regional malls, serving as the central shopping destinations. These malls are popular and achieve the highest rents in the market.

Beyond individual car dealership projects, new construction focuses on mixed-use urban villages that combine residential, hotel, and office spaces with street level retail. While several such developments are underway, some have encountered delays due to economic challenges, including reduced office demand and high construction financing costs.

After several years of moderate increases, the recent economic slowdown led to a leveling off of rents in 2023. Nevertheless, average rent has moved higher over the past year, with annual growth reaching 4.9% this quarter, compared to a five-year average of 2.6%, and outpacing national growth of 1.9%.

With limited new supply and subdued demand, major shifts in San Jose's retail market are unlikely in the near term. Vacancy rates are expected to remain steady, and a return to stronger rent growth will likely depend on further improvements in the local economy.

INDUSTRIAL

The San Jose industrial market is closing 2025 with mixed signals, reflecting a cautious tenant environment and persistent economic headwinds. Vacancy edged up to 8.3%, marking a nearly

100-basis-point increase year-over-year, driven by negative net absorption of -500,000 SF. Flex properties bore the brunt of this softness, posting an average vacancy rate of 11.5%, while logistics assets remained comparatively tighter at 6.8%. The availability rate, including sublet space, is 10.5% as of 2026Q1, underscoring elevated competition among landlords.

Leasing demand continued to favor large logistics facilities, supported by e-commerce and third-party logistics operators, while mid-sized logistics and flex buildings saw muted interest. The small-bay segment, however, maintained resilience, benefiting from local service-oriented businesses. Construction activity remained robust, with 4.4 million SF underway, above the national average, highlighting developer confidence in long-term fundamentals despite near-term leasing challenges. Projects include advanced manufacturing facilities and data centers, though power constraints in Santa Clara pose risks for future hyperscale development.

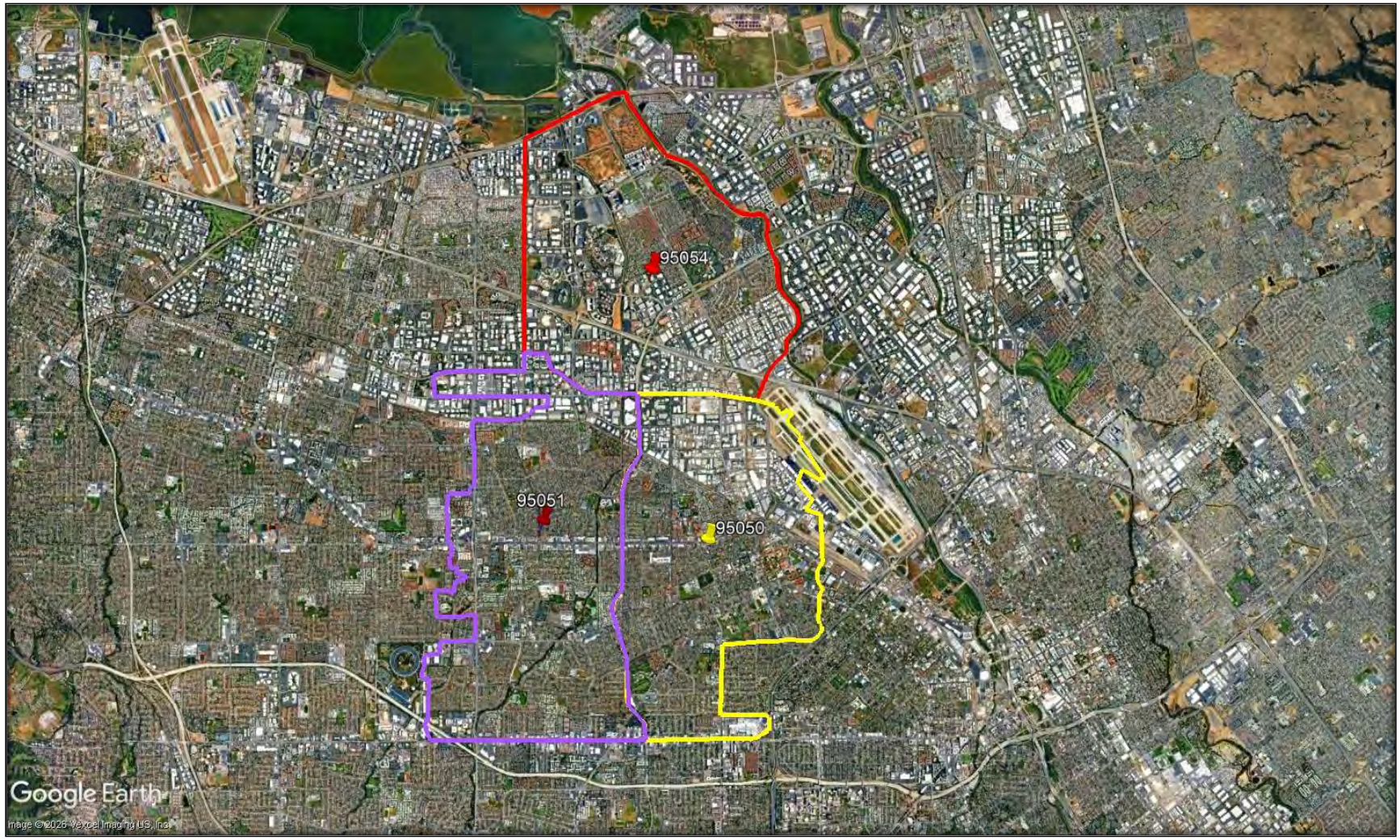
Rent trends softened further, with asking rents declining 0.3% year-over-year to $26.00/SF, marking the third consecutive quarterly drop. Flex rents fell to $32.00/SF, while logistics dipped to $19.00/SF, signaling a tenant favorable environment. Concessions, including free rent and TI allowances, have become more prevalent as landlords compete for occupancy.

Looking ahead, the vacancy rate is expected to rise modestly through mid-2026 as speculative deliveries hit the market. Rent growth is expected to remain subdued, with logistics outperforming flex space. Submarkets with constrained supply and proximity to transportation corridors are expected to maintain relative strength, while power availability will continue to be a critical determinant for data center expansion.

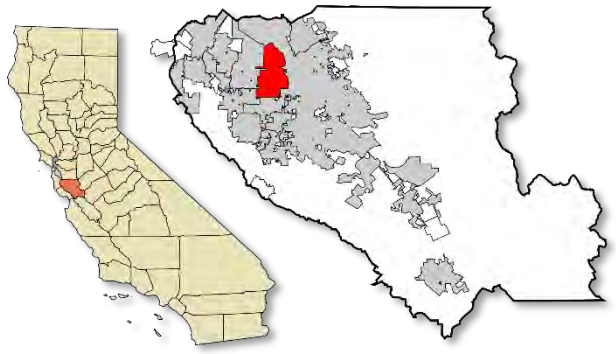
CONCLUSION

Santa Clara County has an established reputation and a stable economy, which is fueled by its inclusion in the Silicon Valley portion of the thriving San Francisco Bay Area. Several other factors, including good schools, a year-round mild climate, and overall quality of life, are the primary reasons why the region is expected to thrive over the long-term.

AREA MAP


95054
95051
95050
Google Earth
Image © 2026 Vexcel Imaging US, Inc.

AREA DESCRIPTION — CITY OF SANTA CLARA



LOCATION / TRANSPORTATION

Santa Clara is centrally located in Santa Clara County in Northern California, within the southern portion of the San Francisco Bay Area. The city sits in the center of Silicon Valley, approximately 45 miles southeast of San Francisco and 10 miles northwest of downtown San Jose. Santa Clara is bordered by San Jose to the south, east, and west, Sunnyvale to the northwest, and Cupertino to the west. According to the U.S. Census Bureau, the city covers an area of 18.4 square miles, all of it land.

POPULATION / DEMOGRAPHICS

Santa Clara has a diverse, largely urban population shaped by its role as a major center for technology, employment, and higher education. According to the California Department of Finance, the population was 134,587 as of January 2025, which is an increase of 0.6% from January 2024. According to the 2024 American Community Survey/US Census, Santa Clara had 54,135 households with 2.37 persons per household and a median age of 34.2 years.

SERVICES / RECREATION

The city provides a full range of services. These services include police, fire protection and emergency dispatch; electric, water, solid waste, and sanitary sewer services; the construction and maintenance of streets and infrastructure; parks and recreational activities and cultural events; planning and zoning; library; cemetery; and general administrative and support services.

Recreation in the city is provided through the city's parks and recreation system, which includes neighborhood parks, sports fields, aquatic facilities, and community centers. The city also hosts Levi's Stadium and is located near regional cultural, entertainment, and outdoor facilities throughout Silicon Valley.

CITY OF SANTA CLARA'S 10 LARGEST EMPLOYERS

Employer	# Employees	% of Employment
Applied Materials, Inc.	8,500	21.1%
Intel Corporation	7,801	19.3%
Advanced Micro Devices Inc.	3,000	7.4%
Nvidia	2,700	6.7%
Kaiser Foundation Health Plan	2,600	6.4%
California's Great America	2,500	6.2%
Dell	2,088	5.2%
Santa Clara University	2,000	5.0%
City of Santa Clara	1,200	3.0%
Macy's	1,200	3.0%

Source: City of Santa Clara's 2025 Annual Comprehensive Financial Report

LOCAL ECONOMY

Santa Clara's economy is closely tied to Silicon Valley and is primarily driven by technology, professional services, manufacturing, healthcare, education, and retail trade. The city is home to a number of technology and semiconductor firms, data centers, corporate offices, and research facilities.

Healthcare systems, higher education institutions, and government also contribute significantly to the economy.

According to California's Employment Development Department, Santa Clara's unemployment rate as of September 2025 was 3.9%. The city's labor force totaled 78,700 and 75,700 were employed. According to the 2024 American Community Survey/US Census, the median household income in the city was $180,631, and a total of 7.7% of the population was living below the poverty level.

Real Estate Development

Real estate development in Santa Clara is shaped largely by its central role within Silicon Valley and its proximity to major employment centers. Most of the city's recent growth has focused on infill and redevelopment, particularly near transit corridors, major roadways, and established commercial areas. New projects frequently emphasize higher-density residential uses, mixed-use developments, and transit-oriented housing to address ongoing demand and state housing requirements, while making efficient use of limited available land.

Commercial development continues to support the city's strong employment base, with ongoing investment in office, research and development, and technology-related facilities. Older commercial and industrial properties are increasingly being modernized or repositioned to meet current market needs, including flexible office and mixed-use formats. Overall, development activity in Santa Clara reflects a balance between accommodating growth, supporting economic activity, and integrating new projects into an established urban environment.

Residential

According to California's Department of Finance as of January 1st, 2025, the city had a total of 50,229 housing units, which could be broken down into 19,565 single family detached units, 4,741 single family attached units, 25,879 multi-family units, and 44 mobile homes.

The California Multiple Listing Service (CRMLS) reported a median home price of $1,625,000 in December 2025, which is a -1.6% decrease from the previous year.

Conclusion

Santa Clara is expected to remain a key economic and residential center within Silicon Valley, with growth shaped by infill development, redevelopment, and continued demand tied to regional employment. Supported by a strong local economy, extensive municipal services, and access to major transportation and employment centers, the city's outlook remains stable while balancing growth.

LAND USE CATEGORIES

To ensure a credible and consistent analysis, all comparable sales are categorized into five land use categories derived from the density ranges and permitted uses established by the City of Santa Clara General Plan and its equivalent Zoning Ordinances. The categories defined for analysis are included below:

1. **Single Family (Low Density Residential):** Includes Very Low Density (0 to 10 du/ac) and Low Density (11 to 19 du/ac) designations, primarily encompassing R1 and R2 zoning districts for detached homes and townhomes.

2. **Medium Density Residential**: Includes developments with densities of 20 to 36 du/ac, primarily within the R3 zoning classification.

3. **High Density Residential:** Includes urban-style mid-rise and podium developments with densities of 37 to 50 du/ac, typically within R4 zoning districts.

4. **Commercial:** Encompasses Neighborhood, Community, and Regional Commercial designations (CN, CC, CR, OA/OG) including retail, office, and hotel uses.

5. **Industrial:** Includes Light Industrial, Heavy Industrial, and Industrial Park designations (ML, MH, MP) for warehousing, R&D, and data centers. We have also included the Low and High Intensity Office/R&D designations within this category.

Please note, these categories have been defined in accordance with the scope of work of this appraisal assignment. The purpose of categorization is to determine the applicable per SF value for each land use type, and then determine the total reconciled per acre value based on the weighted average of land area sold in each category. An analysis is conducted for each property type based on the available data. A table outlining and expanding upon the buckets defined above can be found o n the next page:

Land Use Classifcation Table				
Category Name	**General Plan Designation**	**Density Range/Intensity**	**Primary Zoning Districts**	**Typical Uses/ Notes**
Single Family	Very Low Density Residential, Low Density Residential	0-19 DU/AC	R1 (Single Family), R2 (Two-Family)	Detached single-family homes, Duets / Duplexes, Low-density townhomes
Medium Density Residential	Medium Density Residential	20-36 DU/AC	R3 (Multi-Family), PD (Planned Development)	Low-rise apartments, Rowhouses & Townhouses, Garden-style complexes
High Density Residential	High Density Residential, Very High Density (Specific Plans)	37-50+ DU/AC	R4 (High Density), PD (Planned Development)**	Urban mid-rise buildings, Podium developments, Structured parking residential
Commercial	Neighborhood, Community, and Regional Commercial	FAR 0.40-0.60	CN (Neighborhood), CC (Community), CR (Regional), OA/OG (Office)	Retail centers & Supermarkets, Office buildings, Hotels & Service Commercial
Industrial	Light Industrial, Heavy Industrial, Low and High-Intensity Office/R&D	FAR 0.45-2.00	ML (Light Industrial), MH (Heavy Industrial), MP (Industrial Park)	Data Centers, R&D / Flex Tech, Manufacturing & Warehousing

LAND USE CATEGORIES: MARKET CONDITIONS

This section provides an aggregated overview of the market conditions within the Central, North, and South Santa Clara submarkets as of the December 31st, 2025 date of value. The analysis relies on reported market data from CoStar submarket reports to support valuation conclusions for hypothetical one-acre lots across the designated zip codes. These market overviews are relied on to reconcile the appropriate market conditions adjustments applied in the sales comparison approaches to value.

Comparable sales from Santa Clara, San Jose, Sunnyvale, Cupertino, Campbell, and Milpitas are considered competitive and relevant because these cities are adjacent or near-adjacent jurisdictions within the same regional employment base, share similar demand drivers tied to major technology and institutional employers, and participate in the same broadly integrated buyer pool for infill and redevelopment land. Market participants commonly evaluate land opportunities across these cities based on relative zoning potential, entitlement risk, site utility, and overall location attributes rather than municipal boundaries alone. Accordingly, sales from these nearby Silicon Valley submarkets provide meaningful support for land pricing and market trend conclusions applicable to Santa Clara when analyzed with appropriate adjustments and qualitative weighting.

SINGLE-FAMILY HOUSING MARKET OVERVIEW (SANTA CLARA)

As of January 2026, Santa Clara's single-family housing market remains strongly supply-constrained and highly competitive. Citywide conditions reflect a clear seller-leaning environment, supported by very low months of inventory, fast marketing times, and persistent sale-to-list premiums. While pricing varies meaningfully across Santa Clara's three ZIP codes, the broader pattern is consistent: limited supply continues to sustain pricing power, even where short-term volatility appears in monthly median sales figures.

INVENTORY AND MARKET BALANCE

Santa Clara is operating with exceptionally tight inventory. Citywide months of inventory is approximately 0.60, indicating a market where demand materially exceeds available supply. Consistent with this imbalance, homes are selling quickly, with a median of 10 days on market. Competitive pressure is also evident in pricing outcomes, as the sold-to-list price ratio averages about 106.5%, confirming that many transactions are closing above asking price.

At the ZIP-code level, supply remains constrained across all submarkets, though conditions vary. 95051 is the tightest among the ZIP codes at roughly 0.83 months of inventory, while 95050 and 95054 show comparatively higher, yet still low, inventory at about 1.27 and 1.49 months, respectively. Median marketing times remain short across the board, ranging from roughly 12–15 days.

PRICING AND VALUE TRENDS

Citywide pricing metrics indicate continued strength. In January 2026, the median sold price for Santa Clara single-family homes is approximately $2,289,000, while the median list price is

approximately $1,911,500. In parallel, the citywide median estimated property value is approximately $1,966,640, reflecting a +3.47% change over the prior 12 months.

Rolling 12-month trend data also supports the broader narrative of elevated pricing. As of January 2026, the rolling 12-month median sales price is approximately $2,030,000 for Santa Clara City overall. Rolling 12-month average price per square foot is approximately $1,344/SF, indicating sustained value intensity even after the rapid run-up earlier in the cycle.

CONCLUSION

Santa Clara's single-family market remains structurally undersupplied, and current conditions reflect an environment where buyers continue to compete aggressively for limited inventory. Citywide months of inventory near 0.60, marketing times near 10 days, and a 106%+ sold-to-list ratio reinforce a market defined by scarcity and pricing power. While ZIP-level results show meaningful differences, particularly the volatility observed in 95054, the broader metrics indicate that the single-family sector remains resilient and highly priced across Santa Clara, providing a consistent benchmark for interpreting underlying residential land value trends in the City.

Based on the Santa Clara City rolling 12-month median sales price trend for single-family residential properties, market conditions were measurably stronger during the 2023–2024 period and more modest during 2025. From January 1, 2023 through December 31, 2024, the median increased about 9.4%, which equates to an annualized (compounded) rate of approximately +4.8% per year, supporting a more material time adjustment for sales occurring earlier in that interval. By contrast, from January 1, 2025 through December 31, 2025, the median increased about 1.7%, equating to an annualized rate of approximately +1.8% per year, indicating a substantially slower pace of appreciation and supporting a smaller market conditions adjustment for sales within 2025.

Market Conditions Adjustments Single Family	
Timeframe	Annualized Adjustment
Jan 2023 - Dec 2024	4.80%
Jan 2025 - Dec 2025	1.80%

MULTI-FAMILY (MEDIUM- AND HIGH-DENSITY RESIDENTIAL)

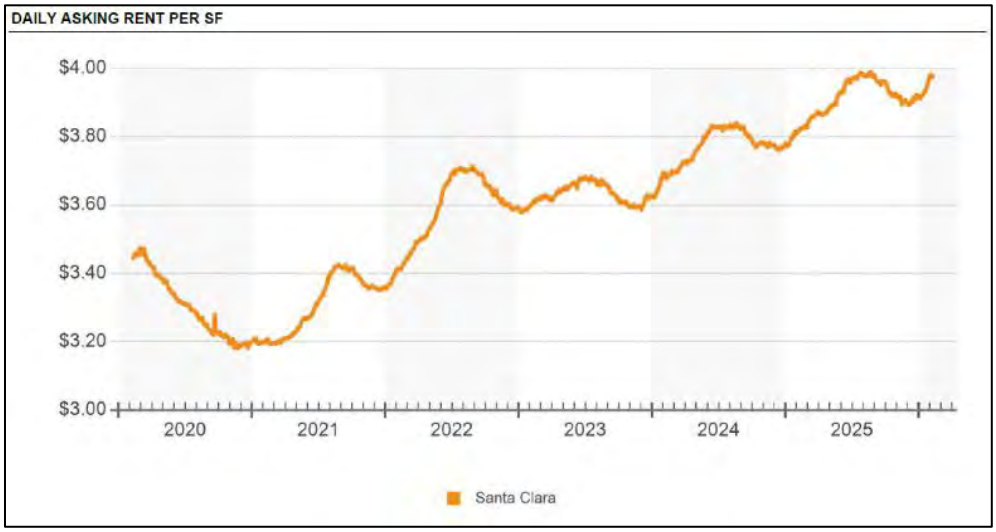
The Santa Clara multi-family market, which provides the principal income context for the City's Medium Density Residential and High Density Residential land use categories, closed 2025 with strong demand fundamentals despite a near-term increase in vacancy driven by elevated new supply. Over the past 12 months, the submarket delivered 1,345 units and absorbed 1,434 units, reflecting the strongest leasing performance in the San Jose metro. This recent delivery cycle temporarily lifted overall vacancy, but stabilized conditions remain materially tighter, indicating healthy underlying demand for professionally managed apartment product.

INVENTORY AND VACANCY

Santa Clara's multi-family inventory totals 23,421 units. Vacancy is reported at 6.5%, representing a year-over-year increase attributable to the recent wave of deliveries; however, stabilized vacancy is near 4%, indicating that the elevated headline rate is largely a function of lease-up in newly delivered projects. Vacancy varies by asset class, with 4 & 5 Star properties reporting higher vacancy during lease-up, while 1 & 2 Star properties remain comparatively tight. Importantly, the construction cycle has paused following the 2025 delivery surge, with zero units currently under construction, supporting the expectation that vacancy can normalize as recent deliveries are absorbed.

RENTAL RATES

Rents resumed growth in 2024 and accelerated through 2025. As of the first quarter of 2026, average asking rent is $3,573 per unit, reflecting 4.1% year-over-year growth, while effective rent is reported at $3,526 per unit with 4.7% year-over-year growth, indicating that concessions remain present but are not preventing overall rent gains. Rent levels are tiered by quality, with 4 & 5 Star properties averaging $4,125 per unit, 3 Star properties averaging $3,357 per unit, and 1 & 2 Star properties averaging $2,379 per unit.



Daily Asking Rent Per SF (Multifamily Santa Clara)

INVESTMENT AND SALES ACTIVITY

Investment activity strengthened materially in 2025. Trailing 12-month sales volume is approximately $890 million across 23 transactions, with average pricing near $490,000 per unit and an average cap rate of 4.9%. Recent transactions include large institutional acquisitions, illustrating continued investor appetite for both scale and quality within the Santa Clara multi-family market.



CONCLUSION

Santa Clara's multi-family market demonstrates resilient demand, supported by strong absorption and renewed rent growth, while the recent increase in vacancy is closely tied to a one-time surge in deliveries rather than structural weakening. With no units under construction and stabilized vacancy materially below the current headline rate, the near-term outlook reflects market rebalancing as new communities complete lease-up. These conditions provide a factual and supportable basis for interpreting multi-family income potential and investor pricing behavior applicable to the City's Medium- and High-Density Residential land use categories.

Based on the Santa Clara multifamily submarket trends (representative of medium- to high-density residential property types), the market supports two distinct time-adjustment regimes over the analysis period. For January 1, 2023 through December 31, 2024, investment pricing indicators reflect modest appreciation while leasing fundamentals shifted from muted rent growth in 2023 to stronger rent growth in 2024 (despite some vacancy expansion), supporting a reconciled market conditions adjustment of approximately +2.5% per year for that period. For January 1, 2025 through December 31, 2025, pricing metrics indicate a more pronounced increase in values while rents remained positively trending, supporting the conclusion that overall market pricing advanced at a faster pace than income growth alone would imply; therefore, a reconciled market conditions adjustment of approximately +5.0% per year is concluded for 2025.

Market Conditions Adjustments Multifamily	
Timeframe	Annualized Adjustment
Jan 2023 - Dec 2024	2.50%
Jan 2025 - Dec 2025	5.00%

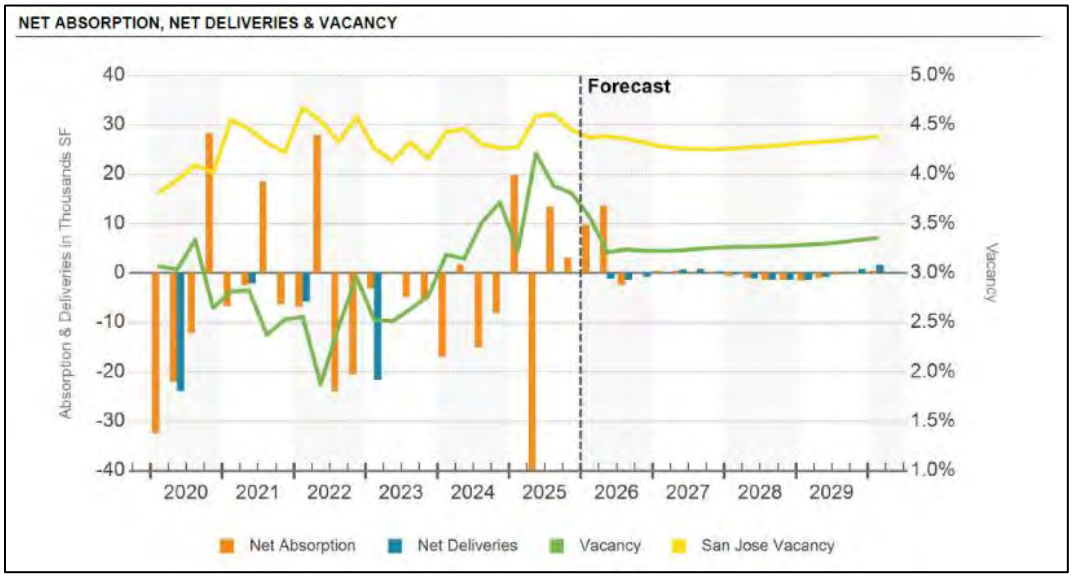
COMMERCIAL (RETAIL AND OFFICE)

The Santa Clara commercial real estate market, encompassing both the retail and office sectors across the Central, North, and South submarkets, presents a bifurcated landscape as of 2025. While the retail sector is characterized by tight vacancies and constrained supply, the office sector exhibits more elevated vacancies alongside stronger transactional volume in key pockets.

INVENTORY AND VACANCY

Combined commercial inventory spans over 27 million square feet, heavily weighted toward the office sector. The office market contains approximately 21.9 million square feet of space. Within the office sector, North Santa Clara holds the largest concentration at 10.6 million square feet, but it also struggles with the highest vacancy rate at 18.8%. South Santa Clara's office vacancy stands at 12.0% on 2.2 million square feet of inventory, while Central Santa Clara shows the tightest office market with a 7.7% vacancy rate across its 9.1 million square feet.

Conversely, the retail market is significantly smaller, totaling roughly 5.34 million square feet, and exhibits highly stabilized fundamentals. South Santa Clara dominates the retail footprint with 4.1 million square feet and a healthy vacancy rate of 3.7%. North and Central Santa Clara contain 660,000 and 580,000 square feet of retail space, respectively, with very low vacancies of 3.5% and 2.4%.



South Santa Clara County Retail Submarket

RENTAL RATES

Despite differing vacancy profiles, both retail and office landlords have maintained positive year-over-year rent growth across all Santa Clara submarkets. In the retail sector, asking rents range from $32.00 per square foot in Central Santa Clara to a high of $59.00 per square foot in North Santa Clara. Retail rent growth remains steady, varying from 1.8% to 2.1% annually.

Office rental rates are also competitive, with Central Santa Clara commanding approximately

$57.00 per square foot alongside an impressive 3.9% annual rent growth. Office rents in North and South Santa Clara average $50.00 and $48.00 per square foot, respectively, with annual growth rates of 2.7% and 2.6%.

Investment and Sales Activity

Commercial investment activity reveals distinct investor preferences. The Central Santa Clara office submarket led overall commercial sales velocity by a wide margin, recording 10 property transactions over the past year totaling $574 million in sales volume and an estimated market capitalization rate of 6.9%. South Santa Clara also saw office trades amounting to $55.9 million across two properties.

Retail investment was more subdued but steady in the southern and central areas. South Santa Clara recorded four retail sales totaling $16.2 million, while Central Santa Clara saw a single retail transaction for $3.0 million. North Santa Clara experienced a complete pause in both retail and office investment, with zero sales reported in either sector over the past year. Capitalization rates for retail assets are generally tighter than office, resting between 5.5% and 5.8% across the city.

Conclusion

The Santa Clara commercial real estate market is anchored by an absolute lack of new development, which continues to insulate both the retail and office sectors from oversupply risks. Retail remains an incredibly tight and stable asset class, while the office sector, despite higher vacancies in the North and South, continues to drive massive capital investment and rent growth, particularly in the Central submarket. These distinct trends provide a solid, factual foundation for assessing underlying commercial land values across the city.

Based on the City of Santa Clara commercial submarket evidence (office and retail), we have reconciled two distinct market conditions adjustments over the analysis period. For January 1, 2023 through December 31, 2024, overall commercial values are concluded to have declined at approximately −8.0% per year (annualized), driven primarily by the office segment's measurable valuation reset (pricing indices declining across Central, North, and South Santa Clara) while leasing conditions showed only limited offsetting support (rents generally increased but vacancy pressure was evident, particularly in office). For January 1, 2025 through December 31, 2025, overall commercial values are concluded to have increased at approximately +2.0% per year (annualized), supported by modest stabilization/firming in office pricing indices and continued positive leasing signals, while retail performance was generally stable to improving (rising asking rents and mostly stable/positive pricing indicators in key submarkets). These reconciled time adjustments are intended as aggregate, citywide market conditions indicators suitable for application to Santa Clara commercial sales where a single, supportable time trend is required.

Market Conditions Adjustments Commercial	
Timeframe	Reconciled Adjustment
Jan 2023 - Dec 2024	-8.00%
Jan 2025 - Dec 2025	2.00%

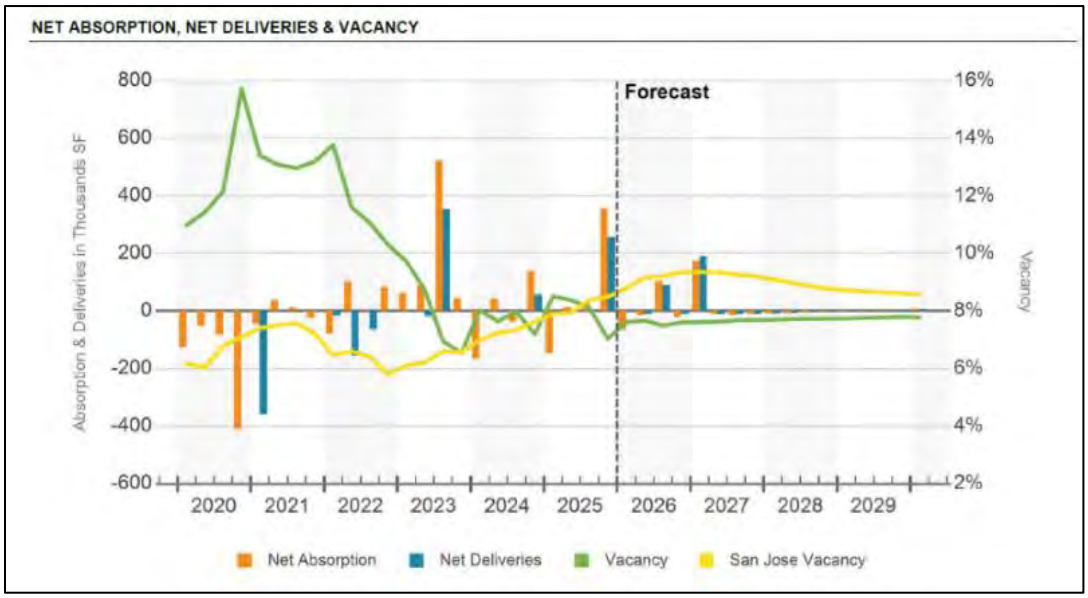
INDUSTRIAL (FLEX, LOGISTICS, R&D)

The Santa Clara industrial real estate market, encompassing the Central, North, and South submarkets, reflects a supply-constrained and stabilized environment as of late 2025. While North Santa Clara contains the majority of the city's industrial inventory and demonstrates moderate vacancy alongside limited development activity, South Santa Clara remains fully occupied with no construction underway. Central Santa Clara continues to function as an established and institutionally active industrial node. Overall, the market is characterized by limited new supply, stable rent levels, and steady capital markets participation.

INVENTORY AND VACANCY

Combined industrial inventory across the three submarkets totals approximately 13.3 million square feet, heavily weighted toward North Santa Clara at roughly 11.5 million square feet. South Santa Clara comprises approximately 898,000 square feet, making it the smallest industrial concentration within the city.

Vacancy conditions vary by submarket. North Santa Clara reports vacancy near 8%, with availability slightly higher, driven largely by elevated flex vacancy relative to logistics and specialized product. The absence of new deliveries in South Santa Clara over the past decade underscores the submarket's structurally constrained supply profile. Construction activity within the broader market remains limited and is concentrated primarily in North Santa Clara.



North Santa Clara County Industrial Submarket

RENTAL RATES

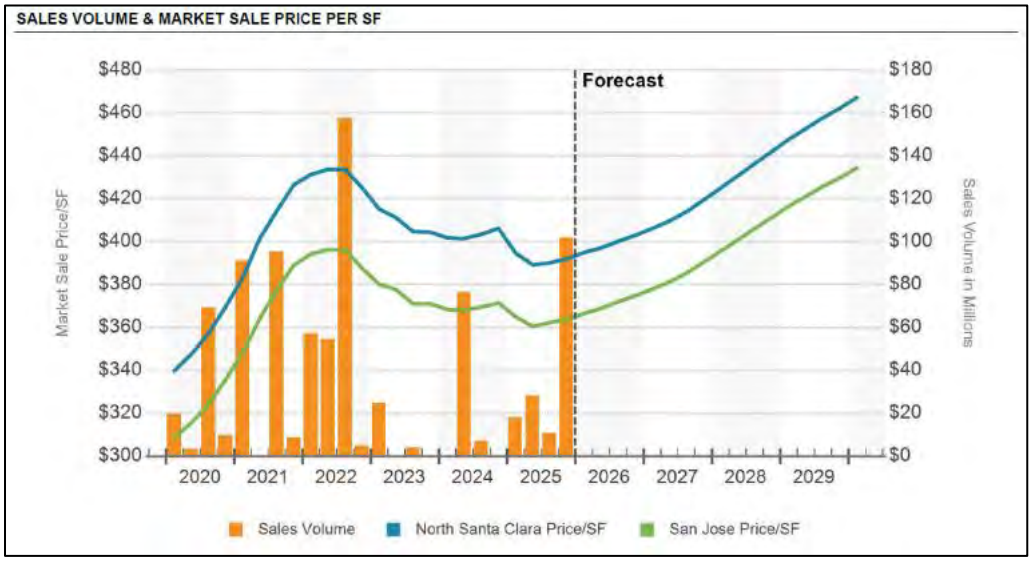
Industrial asking rents across Santa Clara remain generally stable, averaging in the mid-$26 per square foot range in both North and South submarkets. Flex product commands the highest rental

rates, generally exceeding $30 per square foot, while logistics space averages in the low-$20 per square foot range. Specialized industrial product falls between these two tiers.

Year-over-year rent growth remains modest following prior expansionary cycles. South Santa Clara has experienced slightly stronger recent rent growth relative to North Santa Clara, though overall annual increases across the city remain moderate and consistent with a stabilized industrial market.

INVESTMENT AND SALES ACTIVITY

Industrial capital markets activity remains steady, with transaction volume concentrated primarily in North Santa Clara over the past 12 months. Citywide market pricing trends indicate pricing generally in the mid-$300s to upper-$300s per square foot, while select South Santa Clara transactions have achieved higher per-square-foot metrics, consistent with its near-zero vacancy condition and limited supply. At the same time, broader pricing indices across Central and North Santa Clara reflect modest softening from peak levels through 2024 and into 2025, supporting reconciled market conditions adjustments of approximately 2.0% per year for the January 1, 2023, December 31, 2024 period and approximately 2.5% per year for January 1, 2025-December 31, 2025. Estimated market capitalization rates across the submarkets remain in the mid-6% range, indicating stabilized income expectations in the current environment, while observed rent trends are generally stable to improving, together suggesting that the mild negative time trend is primarily attributable to cap-rate expansion rather than weakening leasing fundamentals.



CONCLUSION

The Santa Clara industrial market continues to demonstrate constrained supply, stabilized occupancy, and moderate rent growth across its submarkets. South Santa Clara's full occupancy and absence of construction highlight the scarcity of available industrial space, while North Santa Clara provides the primary base of inventory and transaction activity within the city. These

consistent and measurable fundamentals provide a reliable framework for evaluating underlying industrial land values across Santa Clara.

Based on the City of Santa Clara industrial submarket evidence (Central, North, and South), the market supports modest negative market conditions over both analysis periods, with value trends driven primarily by cap-rate expansion despite generally stable-to-improving leasing fundamentals. For January 1, 2023 through December 31, 2024, CoStar's sales-side pricing indicators show a mild decline in values (pricing indices drifting downward from earlier peak levels), while asking rents generally increased and vacancy remained relatively contained; reconciling these signals, an overall industrial market conditions adjustment of0 -2.0% per year (annualized) is supported for this period. For January 1, 2025 through December 31, 2025, pricing indices reflect continued modest softening into 2025 while rent growth was flat to modest, indicating that higher-rate pricing pressure persisted even as income performance remained comparatively steady; therefore, an industrial market conditions adjustment of -2.5% per year (annualized) is concluded for 2025.

Market Conditions Adjustments Industrial	
Timeframe	Reconciled Adjustment
Jan 2023 - Dec 2024	-2.00%
Jan 2025 - Dec 2025	-2.50%

HIGHEST AND BEST USE

Highest and best use may be defined as:

> *"The reasonably probable use that produces the most benefits and highest land value at any given time."*[5]

Typically, to meet the highest and best use, the four criteria are:

1. ***Legally Permissible:*** *What uses are permitted by zoning and other legal restrictions?*

2. ***Physically Possible:*** *To what use is the site physically adaptable?*

3. ***Financially Feasible:*** *Which possible and permissible use will produce any net return to the owner of the site?*

4. ***Maximally Productive.*** *Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?*

This assignment applies a hypothetical condition that expands legal permissibility by assuming the hypothetical subject lot could represent the range of land use categories and zoning districts that occur throughout the City of Santa Clara, rather than being constrained to a single, site-specific designation. Accordingly, the highest and best use conclusion is expressed as a set of representative uses consistent with the Citywide land use spectrum used in the analysis.

Under this hypothetical condition, the highest and best use of the hypothetical lot is for development (or interim holding pending market support) consistent with one of the principal Citywide land use categories summarized in the Land Use Classification Table:

Land Use Classifcation Table				
Category Name	**General Plan Designation**	**Density Range/Intensity**	**Primary Zoning Districts**	**Typical Uses/ Notes**
Single Family	Very Low Density Residential, Low Density Residential	0-19 DU/AC	R1 (Single Family), R2 (Two-Family)	Detached single-family homes, Duets / Duplexes, Low-density townhomes
Medium Density Residential	Medium Density Residential	20-36 DU/AC	R3 (Multi-Family), PD (Planned Development)	Low-rise apartments, Rowhouses & Townhouses, Garden-style complexes
High Density Residential	High Density Residential, Very High Density (Specific Plans)	37-50+ DU/AC	R4 (High Density), PD (Planned Development)**	Urban mid-rise buildings, Podium developments, Structured parking residential
Commercial	Neighborhood, Community, and Regional Commercial	FAR 0.40-0.60	CN (Neighborhood), CC (Community), CR (Regional), OA/OG (Office)	Retail centers & Supermarkets, Office buildings, Hotels & Service Commercial
Industrial	Light Industrial, Heavy Industrial, Low and High-Intensity Office/R&D	FAR 0.45-2.00	ML (Light Industrial), MH (Heavy Industrial), MP (Industrial Park)	Data Centers, R&D / Flex Tech, Manufacturing & Warehousing

[5] *The Appraisal of Real Estate*, 15th ed., p. 305 (Chicago: Appraisal Institute 2020).

The average indicated land value developed in this appraisal, derived from sales comparison approaches across these land use categories and weighted in accordance with the scope of work, is contingent upon the hypothetical condition described in this appraisal report. Specifically, the concluded average value reflects a hypothetical lot that is representative of the City's broader development capacity across the listed residential, commercial, and industrial use ranges, and is not intended to represent the highest and best use of any specific, physically identified parcel absent confirmation of that parcel's actual General Plan designation, zoning, and other applicable land use constraints.

VALUATION METHODOLOGY

Three basic approaches may be used to arrive at an estimate of market value. They are:

1. The Cost Approach
2. The Income Approach
3. The Sales Comparison Approach

COST APPROACH

The Cost Approach is summarized as follows:

Cost New
- Depreciation
+ Land Value
= Value

INCOME APPROACH

The Income Approach converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and or a discounting process.

SALES COMPARISON APPROACH

The Sales Comparison Approach compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

FINAL RECONCILIATION

The appraisal process concludes with the final reconciliation of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others.

METHODOLOGIES APPLIED

We have applied 5 separate sales comparison approaches, one for each land use category. Based on the hypothetical nature of the subject, each sales comparison approach represents a spectrum of land sales which together, form a basis for the average value per unit for each asset class. When possible, we used land sales with little or no adjustment needed. In some cases, sales conditions adjustments were applied. Market conditions adjustments were also applied in accordance with the specified scope of work for this appraisal project.

SALES COMPARISON APPROACH: SINGLE FAMILY (LOW DENSITY RESIDENTIAL)

The hypothetical subject's land value has been developed via the Sales Comparison Approach, which is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. This sales comparison approach is conducted in order to determine average value, and therefore, no adjustments beyond market conditions and sales conditions adjustments were necessary, except where noted. The process below describes the applied methodology utilized to reach conclusions of value in the subsequent 5 sales comparison approaches.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed, and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the hypothetical subject property.
- The value indication of each comparable sale is analyzed, and the data reconciled for a final indication of value via the Sales Comparison Approach.

SINGLE FAMILY (LOW DENSITY) LAND COMPARABLES

I searched for comparables with a similar highest and best use of single family (low density) development. Comparisons are made to the hypothetical subject relative to differences or similarities in time, location, physical characteristics, and sales conditions. Percentage or dollar adjustments are then made to the selling and/or listing price of each comparable for property rights, financing, time of sale, and unusual sales conditions; qualitative comparisons are made for physical differences between each comparable and the subject. A range of values results from this approach. I correlated the range into a final value by selectively rating the comparables as to their overall comparative value to the hypothetical subject property, which is meant to represent the average of values analyzed.

I have researched six land comparables for this analysis. All of the comparables reflect closed sales and are documented on the following pages with a summary grid, location map and aerial photographs.

LAND COMPARABLE SUMMARY TABLE

Land Comparables Summary						
Comp	Address City	Date Assessor Parcel No	Book/Page or Reference Price	Acres Price Per Acre	Zoning Price Per SF	Sale Comments
Subject	Santa Clara Single Family Lot	12/31/2025	NA	1.00	Single Family/Low Density Residential (R1, R2)	This is the hypothetical subject property.
Subject	Santa Clara	NA	NA	NA	Good	
1	20860 McClellan Rd	8/25/2023	25525850	1.35	R1B2	20860 McClellan Road, Cupertino, California 95014 (APN 359-20-030) sold on August 25, 2023 for $9,300,000, which equates to approximately $6,888,889 per acre based on a reported site size of 1.35 acres (58,806 SF), or about $158.15 per land SF. The property is zoned R1B2. The transaction was conveyed by Grant Deed from District McClellan LLC (grantor) to AlphaMcClellan LLC (grantee) and was recorded in Santa Clara County on September 1, 2023 as Document No. 25525850.
2	Cupertino	359-20-030	$9,300,000	$6,888,889	$158.15	
2	Doyle Road and Lawrence Expressway	12/20/2023	25577414	1.02	R1-8	The Doyle Road and Lawrence Expressway sale in San Jose involved one parcel (381-19-015) totaling 1.02 acres that sold for $5,100,000 on 12/20/2023 (Doc #25577414). The transaction equates to approximately $5 million per acre and $1114 per land SF. Title transferred via Grant Deed from VOP REF Doyle LLC to Harker School, as confirmed by the recorded deed. This transaction represents the sale of land with development pressure currently zoned for residential development at up 8 dwelling units per acre.
	San Jose	381-19-015	$5,100,000	$5,000,000	$114.78	
3	781 Wolfe Road	7/9/2024	25662912	0.69	R0	781 S. Wolfe Road, Sunnyvale, CA 94086 (APN 211-05-009) transferred by Grant Deed on July 9, 2024 for $4,500,000 and was recorded July 12, 2024 (Santa Clara County Doc. 25662912). The reported site area is 0.69 acres (29,850 SF), indicating a land value metric of approximately $6,521,739 per acre (about $150.75 per land SF). Title transferred from the George Yamaoka and Misako Yamaoka Family Trust (as amended), executed by the trustee, to 781 South Wolfe Road, L.P. (California limited partnership). The land was sold as a single family residential redevelopment project.
4	Sunnyvale	211-05-009	$4,500,000	$6,521,739	$149.72	
4	1020 5th Street	12/30/2025	25925105	0.63	R2	1020 N 5th Street, San Jose, CA 95112 is a multi-parcel vacant land transaction involving APNs 235-09-016, 235-09-017, 235-09-018, and 235-09-019. The reported consideration is $2,470,000. The sale date is 12/11/2025 and the recording date is 12/30/2025, recorded in Santa Clara County as Document No. 25925105. Title transferred from the Allen Wong and Lillian Wong 1991 Trust (trustees) to Kellogg & Kay LLC (California LLC). Zoning is shown as R2, and the site size reported is 0.63 acres.
	San Jose	235-09-016, -017, -018, -019	$2,470,000	$3,920,635	$90.01	
5	839 N 14th Street	2/8/2024	25596092	0.12	R2	This comparable sale involves a vacant land parcel identified as APN 249-12-100 in San Jose, Santa Clara County, with the location noted as between 833 N 14th Street and 845 N 14th Street near Vestal Street. The site is reported to contain 0.12 acres (5,227 square feet), with zoning shown as R2. The property sold on 02/08/2024 for $550,000, following a contract date of 01/25/2024, and it was offered at $625,000 prior to sale. The transfer was conveyed by Grant Deed dated 01/29/2024 and recorded 02/08/2024 as Document No. 25596092 from Karen M. Garcia to Jagjit S. Bains.
5	San Jose	249-12-100	$550,000	$4,583,333	$105.22	
6	0 Walnut Grove	6/7/2024	25647476	0.14	R1	This comparable sale involves a vacant land parcel in San Jose, California (95128/95126), identified as APN 274-28-062, located adjacent to 1894 Walnut Grove Avenue at the end of a cul-de-sac near N. Bascom Avenue. The site is reported at 0.14 acres, with lot area figures shown as 6,098 square feet and 6,295 square feet. Zoning is shown as R1. The property sold for $560,000, with a purchase contract date of 05/29/2024 and a close/recording date of 06/07/2024. The conveyance was by Grant Deed recorded as Document No. 25647476 from Walker William E to Pan Family Trust.
	San Jose	274-28-062	$560,000	$4,000,000	$91.83	

THE COMPARISON PROCESS

In the comparison process, I take into consideration the financial and physical differences between each land comparable. Categories of adjustment and/or comparison include: 1) property rights conveyed; 2) terms of sale; 3) conditions of sale; 4) buyer expenditures; 5) market conditions; and, 6) physical characteristics (including location, topography, utilities, zoning, etc.).

The comparables are analyzed on a price per square foot of land basis as this is the most applicable unit of comparison for the subject land as it reflects development land. This was clear when analyzing the comparable data where pricing levels, when analyzed on a price per square foot of land basis, were consistent and reflective of the market.

Each comparables' gross acreage and land square footage was obtained from public records, published sales information, and/or other reliable sources. The subject's overall market value was delineated from the market data.

The comparison process is fairly subjective in nature primarily due to the many characteristics of value, variances in buyer/seller influences, imperfections in the market, etc. Adjustments and/or comparisons are an attempt to reflect value contributions of the various factors in the marketplace. Many of the comparisons of physical characteristics overlap and reflect overall desirability. The comparison grid following this section is an empirical format to simply lead the reader to a logical conclusion of the final estimated value.

PROPERTY RIGHTS

The property right appraised was the fee simple estate. All of the land comparables transferred (or are marketing) the fee simple interest, thus, there are no adjustments warranted.

FINANCING (TERMS OF SALE)

Financing (terms of sale) include below market rates, buy downs, atypical payback periods, or any financing situations that are not commonly accepted within the marketplace. In the subject market, land is typically purchased with all cash or the seller takes back a first trust deed with a large (20%-50%) down payment. The comparables sold for cash or with conventional forms of financing; thus, no adjustments were warranted.

CONDITIONS OF SALE

Conditions of sale include any distressed influences, less than arm's length transactions, or other related influences that are not attributable to financing/terms of sale, market conditions, or physical differences. All Comparables reflected closed transactions, however, Comparable 1 featured some permitting completed but was not entitled. To reflect this slight advantage in the market, we have applied a -10% adjustment to the sale.

MARKET CONDITIONS

Market conditions adjustments take into consideration appreciation or depreciation that has occurred in the market. All land comparables reflected sales that closed between August of 2023 and December of 2025. According to our analysis of market conditions over this time period (see market conditions section) we have made the following market conditions adjustments.

Market Conditions Adjustments Single Family	
Timeframe	Reconciled Adjustment
Jan 2023 - Dec 2024	4.80%
Jan 2025 - Dec 2025	1.80%

These adjustments are displayed visually in an adjustment grid on the following page.

SINGLE FAMILY (LOW DENSITY RESIDENTIAL) LAND COMPARABLES ADJUSTMENT GRID

Single Family Land Comparables Adjustment Grid													
Land Analysis Grid		**Comp 1**		**Comp 2**		**Comp 3**		**Comp 4**		**Comp 5**		**Comp 6**	
Address	Low Density Lot	20860 McClellan Road		Doyle Road and Lawrence Exp.		781 Wolfe Road		1020 5th Street		849 N 14th Street		0 Walnut Grove	
City	Santa Clara	Cupertino		San Jose		Sunnyvale		San Jose		San Jose		San Jose	
State	CA	CA		CA		CA		CA		CA		CA	
Date	12/31/2026	8/25/2023		12/20/2023		7/9/2024		12/30/2025		2/8/2024		6/7/2024	
Price	NA	$9,300,000		$5,100,000		$4,500,000		$2,470,000		$550,000		$560,000	
Land SF	43,560	58,806		44,431		30,056		27,443		5,227		6,098	
Price Per SF	NA	$158		$115		$150		$90		$105		$92	
Transaction Adjustments													
Property Rights	Fee Simple	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%
Financing	Conventional	Full	0.0%	Full	0.0%	Full	0.0%	Full	0.0%	Full	0.0%	Full	0.0%
Conditions of Sale	Normal	Permits	-10.0%	Normal	0.0%	Normal	0.0%	Normal	0.0%	Normal	0.0%	Normal	0.0%
Adjusted Land SF Unit Price		**$142**		**$115**		**$150**		**$90**		**$105**		**$92**	
Market Trends Through 12/31/2024	4.8%	6.6%		5.0%		2.3%		0.0%		4.3%		2.7%	
Adjusted Land SF Unit Price		**$152**		**$120**		**$153**		**$90**		**$110**		**$94**	
Subsequent Trends Ending 12/31/2025	1.8%	1.8%		1.8%		1.8%		0.0%		1.8%		1.8%	
Overall Comparison		**Superior**		**Sl. Inferior**		**Superior**		**Inferior**		**Sl. Inferior**		**Inferior**	
Adjusted Land SF Unit Price		**$154**		**$123**		**$156**		**$90**		**$112**		**$96**	

SALES COMPARISON APPROACH CONCLUSION

A total of six (6) land comparables are used in the sales comparison approach to land value. The land comparable data are sufficient in quality and quantity to estimate the hypothetical subject's market value, with key physical and non-physical characteristics analyzed and reconciled in the adjustment process.

The comparable sales reflect final adjusted unit prices ranging from $90 to $156 per square foot, with only one adjustment applied for conditions of sale (Comparable 1).

Market conditions adjustments applied through 12/31/2024 ranged from 0.0% to 6.6%, and subsequent market trend adjustments applied through 12/31/2025 ranged from 0.0% to 1.8%; these adjustments were applied consistently with the scope of work for this appraisal report.

These comparables are selectively weighted based on their qualitative characteristics within the dataset to arrive at the reconciled value per SF for the hypothetical subject (reflecting highest and best use of single family) of $130

My conclusion is shown below:

RECONCILED MARKET VALUE PER SF (SINGLE FAMILY)

INDICATED VALUE PER LAND SF: $130

SALES COMPARISON APPROACH: MEDIUM DENSITY RESIDENTIAL

The hypothetical subject's land value has been developed via the Sales Comparison Approach, which is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. This sales comparison approach is conducted in order to determine average value, and therefore, no adjustments beyond market conditions and sales conditions adjustments were necessary, except where noted. The process below describes the applied methodology utilized to reach conclusions of value in the subsequent sales comparison approaches.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed, and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the hypothetical subject property.
- The value indication of each comparable sale is analyzed, and the data reconciled for a final indication of value via the Sales Comparison Approach.

MEDIUM DENSITY LAND COMPARABLES

I searched for comparables with a similar highest and best use of medium density development. Comparisons are made to the hypothetical subject relative to differences or similarities in time, location, physical characteristics, and sales conditions. Percentage or dollar adjustments are then made to the selling and/or listing price of each comparable for property rights, financing, time of sale, and unusual sales conditions; qualitative comparisons are made for physical differences between each comparable and the subject. A range of values results from this approach. I correlated the range into a final value by selectively rating the comparables as to their overall comparative value to the hypothetical subject property, which is meant to represent the average of values analyzed.

I have researched six land comparables for this analysis. All of the comparables reflect closed sales and are documented on the following pages with a summary grid, location map and aerial photographs.

LAND COMPARABLE SUMMARY TABLE

Medium Density Land Comparables Summary						
Comp	Address City	Date Assessor Parcel No	Book/Page or Reference Price	Acres Price Per Acre	Zoning Price Per SF	Sale Comments
Subject	Santa Clara Medium Density Lot Santa Clara	12/31/2025 NA	NA NA	1.00 NA	High Density Residential Good	This is the hypothetical subject property.
1	479 Boynton Ave San Jose	9/10/2024 303-48-020	25710271 $2,000,000	0.37 $5,405,405	MUN $124.09	Sale of 479 Boynton Ave, San Jose, CA 95117 involved one parcel (APN 303-48-020) conveyed by Grant Deed from Jessica Briscoe (Grantor) to Dreamhouse5 Investment LLC, A California Limited Liability Company (Grantee). The deed is dated 10/04/2024 and was recorded 10/10/2024 in Santa Clara County as Document No. 25710271. Total consideration for the sale was $2,000,000. Zoning indicates MUN with development potential of up to ~30 dwelling units per acre (subject to municipal standards and approvals).
2	320 Virginia Ave Campbell	10/18/2024 404-07-033	25714034 $19,385,000	2.16 $8,974,537	PD (See Comments) $206.03	Sale of 320 Virginia Ave, Campbell, CA 95008 involved one parcel (APN 404-07-033) conveyed by Grant Deed from Vop Ref Virginia, LLC, A California Limited Liability Company (Grantor) to Kb Home South Bay Inc., A California Corporation (Grantee). The deed was dated 10/18/2024 and recorded 10/18/2024 in Santa Clara County as Document No. 25714034.The reported consideration for the sale was $19,385,000, and the site contains approximately 2.16 acres. The project description indicates a proposed medium-density residential community consisting of 40 townhome-style condominium units with central common open space and two private streets, supported by 94 on-site parking spaces (garage and guest) plus typical landscaping/hardscape and stormwater improvements. Based on 2.08 acres described for the vacant development site, the stated plan reflects a site density of 19.22 units per acre, however, based on net acreage, this falls above 20 DU/acre and is therefore included in the medium density residential analysis.
3	3155 El Camino Real Santa Clara	2/14/2023 220-32-057, -058	25436710 $16,500,000	2.44 $6,762,295	PD (See Comments) $155.24	Sale of 3155 El Camino Real, Santa Clara, CA involved two parcels (APNs 220-32-057 and 220-32-058) consolidated for a planned residential redevelopment, with an approved rezoning from Thoroughfare Commercial (CT) to Planned Development (PD) to allow construction of a 60-unit, three-story townhome project. The property is identified with Bowers Plaza GP as seller and Toll West Coast LLC as buyer. The recorded reference for the transaction is Document No. 25436710. The site contains approximately 2.44 acres, implying a conceptual density of roughly 24.6 DU/AC based on the stated 60-unit plan (60 ÷ 2.44), subject to final plans and conditions of approval.
4	541 Page Street San Jose	5/5/2025 277-19-035	25801965 $1,785,000	0.31 $5,758,065	R3 $132.19	Sale of 541 Page Street, San Jose, CA 95126-3385 involved one parcel (APN 277-19-035) conveyed by Grant Deed from Page Prime Capital LLC, A California Limited Liability Company (Grantor) to Amirhossein Karbalaeinamatmoeini and Shabdiz Sharif, husband and wife as joint tenants (Grantee). The deed was dated 04/10/2025 and recorded 05/05/2025 in Santa Clara County as Document No. 25801965. Total consideration for the sale was $1,785,000. The property is zoned R3 on an approximately 0.31-acre site (13,576 SF); for medium-density residential context, R3 generally supports small multi-family development potential subject to City of San Jose standards and approvals.
5	416 Crescent Sunnyvale	3/21/2025 211-35-009, 211-35-008	25780593 $10,100,000	0.88 $11,477,273	R3 $263.48	Sale of 416 Crescent Ave, Sunnyvale, CA 94087 involved two parcels (APNs 211-35-009 and 211-35-008) and sold 03/21/2025 for $10,100,000 under redevelopment conditions, with Document No. 25780593 recorded in Santa Clara County. The site is reported at 0.88 acres and is zoned R3. Existing improvements include one single-family residence and an approximately 6,000 SF shed on a portion of the property, and the buyer intended to retain the house while developing the balance of the site with 18 townhome-style condominium units. Based on the stated 18-unit concept, the implied density is approximately 20.5 DU/AC (18 ÷ 0.88). An adjustment is warranted versus unimproved land sales to account for the contributory value/utility of the retained residence and other on-site improvements.
6	972 Elm Street San Jose	3/18/2025 230-41-025	35778879 $3,580,000	0.44 $8,136,364	PD (See Comments) $186.79	Sale of 972 Elm St, San Jose, CA 95126 (APN 230-41-025) sold 03/18/2025 for $3,580,000 after 63 days on market. The site contains approximately 0.4362 acres (19,000 SF). The property was marketed as a redevelopment opportunity and notes the parcel was recently entitled for 8 single-family homes, with an additional stated potential of up to 13 dwelling units (citing "city approved density of 30 units/acre"), subject to final plans and approvals. The subject is also reported as approved for rezoning to Planned Development (PD), and a multifamily project is expected in the medium-density range.

THE COMPARISON PROCESS

In the comparison process, I take into consideration the financial and physical differences between each land comparable. Categories of adjustment and/or comparison include: 1) property rights conveyed; 2) terms of sale; 3) conditions of sale; 4) buyer expenditures; 5) market conditions; and, 6) physical characteristics (including location, topography, utilities, zoning, etc.).

The comparables are analyzed on a price per square foot of land basis as this is the most applicable unit of comparison for the subject land as it reflects development land. This was clear when analyzing the comparable data where pricing levels, when analyzed on a price per square foot of land basis, were consistent and reflective of the market.

Each comparables' gross acreage and land square footage was obtained from public records, published sales information, and/or other reliable sources. The subject's overall market value was delineated from the market data.

The comparison process is fairly subjective in nature primarily due to the many characteristics of value, variances in buyer/seller influences, imperfections in the market, etc. Adjustments and/or comparisons are an attempt to reflect value contributions of the various factors in the marketplace. Many of the comparisons of physical characteristics overlap and reflect overall desirability. The comparison grid following this section is an empirical format to simply lead the reader to a logical conclusion of the final estimated value.

PROPERTY RIGHTS

The property right appraised was the fee simple estate. All of the land comparables transferred (or are marketing) the fee simple interest, thus, there are no adjustments warranted.

FINANCING (TERMS OF SALE)

Financing (terms of sale) include below market rates, buy downs, atypical payback periods, or any financing situations that are not commonly accepted within the marketplace. In the subject market, land is typically purchased with all cash or the seller takes back a first trust deed with a large (20%-50%) down payment. The comparables sold for cash or with conventional forms of financing; thus, no adjustments were warranted.

CONDITIONS OF SALE

Conditions of sale include any distressed influences, less than arm's length transactions, or other related influences that are not attributable to financing/terms of sale, market conditions, or physical differences. All Comparables reflected closed transactions, however, Comparable 2 was nearly entitled for development and sold as lot ready to build, and therefore we have applied a -25% adjustment to reflect the decrease in

entitlement risk for the buyer. Additionally, Comparable 5 was approximately 30% improved, and the buyer planned to retain the improvements for cash flow (CoStar) and therefore a -30% adjustment is applied.

MARKET CONDITIONS

Market conditions adjustments take into consideration appreciation or depreciation that has occurred in the market. All land comparables reflected sales that closed between February of 2023 and May of 2025. According to our analysis of market conditions over this time period (see market conditions section) we have made the following market conditions adjustments.

Market Conditions Adjustments Multifamily	
Timeframe	Reconciled Adjustment
Jan 2023 - Dec 2024	2.50%
Jan 2025 - Dec 2025	5.00%

These adjustments are displayed visually in an adjustment grid on the following page.

MEDIUM DENSITY RESIDENTIAL LAND COMPARABLES ADJUSTMENT GRID

Medium Density Land Comparables Adjustment Grid													
Land Analysis Grid		**Comp 1**		**Comp 2**		**Comp 3**		**Comp 4**		**Comp 5**		**Comp 6**	
Address	Meidum Density Lot	479 Boynton Ave		320 Virginia Ave		3155 El Camino Real		541 Page Street		416 Crescent Ave		372 Elm Street	
City	Santa Clara	San Jose		Campbell		Santa Clara		San Jose		Sunnyvale		San Jose	
State	CA	CA		CA		CA		CA		CA		CA	
Date	12/31/2026	3/10/2024		10/18/2024		2/14/2023		5/5/2025		3/21/2025		3/18/2025	
Price	NA	$2,000,000		$19,385,000		$16,500,000		$1,785,000		$10,100,000		$3,580,000	
Land SF	43,560	16,117		94,090		106,286		13,504		38,333		19,166	
Price Per SF	NA	$124		$206		$155		$132		$263		$187	
Transaction Adjustments													
Property Rights	Fee Simple	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%
Financing	Conventional	Full	0.0%	Full	0.0%	Full	0.0%	Full	0.0%	Full	0.0%	Full	0.0%
Conditions of Sale	Normal	Normal	0.0%	Entitled	-25.0%	Normal	0.0%	Normal	0.0%	Improved	-30.0%	Normal	0.0%
Adjusted Land SF Unit Price		**$124**		**$155**		**$155**		**$132**		**$184**		**$187**	
Market Trends Through 12/31/2024	2.5%	2.0%		0.5%		4.8%		0.0%		0.0%		0.0%	
Adjusted Land SF Unit Price		**$127**		**$155**		**$163**		**$132**		**$184**		**$187**	
Subsequent Trends Ending 12/31/2025	5.0%	5.0%		5.0%		5.0%		3.3%		3.9%		3.9%	
Overall Comparison		**Inferior**		**Similar**		**Similar**		**Sl. Inferior**		**Superior**		**Superior**	
Adjusted Land SF Unit Price		**$133**		**$163**		**$171**		**$136**		**$192**		**$194**	

SALES COMPARISON APPROACH CONCLUSION

A total of six (6) land comparables are used in the sales comparison approach to land value. The land comparable data are sufficient in quality and quantity to estimate the hypothetical subject's market value, with key physical and non-physical characteristics analyzed and reconciled in the adjustment process.

The comparable sales reflect final adjusted unit prices ranging from $133 to $194 per square foot, with two adjustments applied for conditions of sale (Comparable 2 at -25.0% and Comparable 5 at -30.0%).

These comparables are selectively weighted based on their qualitative characteristics within the dataset to arrive at the reconciled value per SF for the hypothetical subject (reflecting highest and best use of Medium Density Residential) of $170.

My conclusion is shown below:

RECONCILED MARKET VALUE PER SF (MEDIUM DENSITY RESIDENTIAL)

INDICATED VALUE PER LAND SF: $170

SALES COMPARISON APPROACH: HIGH DENSITY RESIDENTIAL

The hypothetical subject's land value has been developed via the Sales Comparison Approach, which is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. This sales comparison approach is conducted in order to determine average value, and therefore, no adjustments beyond market conditions and sales conditions adjustments were necessary, except where noted. The process below describes the applied methodology utilized to reach conclusions of value in the subsequent sales comparison approaches.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed, and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the hypothetical subject property.
- The value indication of each comparable sale is analyzed, and the data reconciled for a final indication of value via the Sales Comparison Approach.

HIGH DENSITY LAND COMPARABLES

I searched for comparables with a similar highest and best use of high density residential development. Comparisons are made to the hypothetical subject relative to differences or similarities in time, location, physical characteristics, and sales conditions. Percentage or dollar adjustments are then made to the selling and/or listing price of each comparable for property rights, financing, time of sale, and unusual sales conditions; qualitative comparisons are made for physical differences between each comparable and the subject. A range of values results from this approach. I correlated the range into a final value by selectively rating the comparables as to their overall comparative value to the hypothetical subject property, which is meant to represent the average of values analyzed.

I have researched four land comparables for this analysis. All of the comparables reflect closed sales and are documented on the following pages with a summary grid, location map and aerial photographs.

HIGH DENSITY LAND COMPARABLE SUMMARY TABLE

Land Comparables Summary						
Comp	Address City	Date Assessor Parcel No	Book/Page or Reference Price	Acres Price Per Acre	Zoning Price Per SF	Sale Comments
Subject	Santa Clara Average High Density Lot	12/31/2025	NA	1.00	High Density Residential	This is the hypothetical subject property.
Subject	Santa Clara	NA	NA	NA	NA	
1	434 Crescent Ave Sunnyvale	3/25/2024 211-35-030	25613899 $2,720,000	0.26 $10,461,538	R4 $240.16	The sale of 434 Crescent Ave, Sunnyvale, CA 94087 involved one parcel (APN 211-35-030) conveyed by Grant Deed from Edmond Ghandour And Emmanuella Amy Ullman, As Co-Trustees Of The Jensen Family Trust Dated March 14, 1985 (Grantor) to Crescent Eternal LLC, A California Limited Liability Company (Grantee). The deed is dated 01/30/2024 and was recorded 03/25/2024 in Santa Clara County as Document No. 25613899. Total consideration for the sale was $2,720,000, with close of escrow reported 03/25/2024 and 30 days on market. The site contains approximately 0.26 acres and is zoned R4, which allows for up to 50 dwelling units per acre; no project approvals or specific development plans were indicated for this property in the provided materials.
2	777 Saratoga Road Sunnyvale	10/14/2025 201-36-002	25883223 $44,250,000	5.22 $8,477,011	PD (See Comments) $194.61	Sale of 777 Sunnyvale Saratoga Rd, Sunnyvale, CA involved 1 parcel (APN 201-36-002) conveyed by Grant Deed from Mardit Properties, A Limited Partnership (Grantor) to Mrp Hnhb, LLC, A Delaware Limited Liability Company (Grantee). The deed was executed 10/10/2025 and recorded 10/14/2025 in Santa Clara County as Doc. No. 25883223. Total consideration for the sale was $44,250,000. The property is identified as a redevelopment opportunity with a proposed 242-unit plan (162 apartments + 80 townhomes) including a two-level parking garage and approximately 2,000 SF of ground-floor commercial space, reportedly approved by the City of Sunnyvale (July). Using a land area of 5.22 acres, the proposed density is approximately 46.4 DU/AC (242 units ÷ 5.22 acres).
3	0 Seely Ave San Jose	1/31/2025 097-15-034	25760386 $73,627,500	11.31 $6,509,947	PD (See Comments) $149.45	Sale of Seely Ave (APN 097-15-034), San Jose, CA 95131 involved one APN totaling 11.31 acres and was conveyed by Grant Deed from Seely Development Partners LLC, a Delaware limited liability company (Grantor) to Summerhill Epic Way LLC, a California limited liability company (Grantee). The grant deed was dated 01/31/2025 and recorded 01/31/2025 in Santa Clara County as Document No. 25760386, with a reported sale price of $73,627,500. The broader Planned Development concept for the overall project calls for 1,472 residential units (townhomes and mid-rise apartments), 18,965 SF of neighborhood retail, and a 2.5-acre public park (plus dedication of ~0.11 acre for a municipal water well site); applying the 1,472-unit program to the total projectr site of approximately 22 acres implies a conceptual density of approximately 67 DU/AC (1,472 ÷ 22), noting this sale represents only part of the overall project area and the final unit allocation to this APN may differ.
4	1905 Tarob Court Milpitas	8/5/2025 086-36-041	25849557 $13,500,000	2.36 $5,720,339	R4 (PD) $131.32	Sale of 1905 Tarob Ct, Milpitas, CA involved 1 parcel (APN 086-36-041) conveyed by Grant Deed from Geomax, A California General Partnership (Grantor) to Toll West Coast LLC, A Delaware Limited Liability Company (Grantee). The deed was executed 08/01/2025 and recorded 08/05/2025 in Santa Clara County as Doc. No. 25849557. Total consideration for the sale was $13,500,000. The site is described as part of a phased redevelopment known as Parkside West, originally proposed to include townhomes plus accessory dwelling units (ADUs), is now in the process of updated approvals and is expected to be developed a much higher density in accordance with the R4 zoning.

THE COMPARISON PROCESS

In the comparison process, I take into consideration the financial and physical differences between each land comparable. Categories of adjustment and/or comparison include: 1) property rights conveyed; 2) terms of sale; 3) conditions of sale; 4) buyer expenditures; 5) market conditions; and, 6) physical characteristics (including location, topography, utilities, zoning, etc.).

The comparables are analyzed on a price per square foot of land basis as this is the most applicable unit of comparison for the subject land as it reflects development land. This was clear when analyzing the comparable data where pricing levels, when analyzed on a price per square foot of land basis, were consistent and reflective of the market.

Each comparables' gross acreage and land square footage was obtained from public records, published sales information, and/or other reliable sources. The subject's overall market value was delineated from the market data.

The comparison process is fairly subjective in nature primarily due to the many characteristics of value, variances in buyer/seller influences, imperfections in the market, etc. Adjustments and/or comparisons are an attempt to reflect value contributions of the various factors in the marketplace. Many of the comparisons of physical characteristics overlap and reflect overall desirability. The comparison grid following this section is an empirical format to simply lead the reader to a logical conclusion of the final estimated value.

PROPERTY RIGHTS

The property right appraised was the fee simple estate. All of the land comparables transferred (or are marketing) the fee simple interest, thus, there are no adjustments warranted.

FINANCING (TERMS OF SALE)

Financing (terms of sale) include below market rates, buy downs, atypical payback periods, or any financing situations that are not commonly accepted within the marketplace. In the subject market, land is typically purchased with all cash or the seller takes back a first trust deed with a large (20%-50%) down payment. The comparables sold for cash or with conventional forms of financing; thus, no adjustments were warranted.

CONDITIONS OF SALE

Conditions of sale include any distressed influences, less than arm's length transactions, or other related influences that are not attributable to financing/terms of sale, market conditions, or physical differences. All Comparables reflected closed transactions, however, Comparable 4 featured significant improvements that required demolition prior to redevelopment. We have applied a percentage adjustment in accordance with estimated price per SF costs to demolish (reflected as % of total price). This resulted in an adjustment

of 60% for comparable 4. Comparable 3 featured approximately 20% of the site, which per master plan, must be dedicated as parkland. Therefore a 20% adjustment was made to reflect net acreage for high density residential development.

MARKET CONDITIONS

Market conditions adjustments take into consideration appreciation or depreciation that has occurred in the market. All land comparables reflected sales that closed between March of 2024 and October of 2025. According to our analysis of market conditions over this time period (see market conditions section) we have made the following market conditions adjustments.

Market Conditions Adjustments Multifamily	
Timeframe	Reconciled Adjustment
Jan 2023 - Dec 2024	2.50%
Jan 2025 - Dec 2025	5.00%

These adjustments are displayed visually in an adjustment grid on the following page.

HIGH DENSITY RESIDENTIAL LAND COMPARABLES ADJUSTMENT GRID

Land Comparables Adjustment Grid									
Land Analysis Grid		Comp 1		Comp 2		Comp 3		Comp 4	
Address	High Density Lot	434 Crescent Ave		777 Saratoga Road		0 Seely Ave		1905 Tarob Court	
City	Santa Clara	Sunnyvale		Sunnyvale		San Jose		Milpitas	
State	CA	CA		CA		CA		CA	
Date	12/31/2026	3/25/2024		10/14/2025		1/31/2025		8/5/2025	
Price	NA	$2,720,000		$44,250,000		$73,627,500		$13,500,000	
Land SF	43,560	11,326		227,383		492,664		102,802	
Price Per SF	$0	$240		$195		$149		$131	
Transaction Adjustments									
Property Rights	Fee Simple	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%
Financing	Conventional	Full	0.0%	Full	0.0%	Full	0.0%	Full	0.0%
Conditions of Sale	Normal	Normal	0.0%	Normal	0.0%	Net Acreage	20.0%	Redev	60.0%
Adjusted Land SF Unit Price		$240		$195		$179		$210	
Market Trends Through	12/31/2024	2.5%	1.9%		0.0%		0.0%		0.0%
Adjusted Land SF Unit Price		$245		$195		$179		$210	
Subsequent Trends Ending	12/31/2025	5.0%	5.0%		1.0%		4.6%		2.0%
Overall Comparison		Superior		Similar		Sl. Inferior		Sl. Superior	
Adjusted Land SF Unit Price		$257		$197		$188		$214	

SALES COMPARISON APPROACH CONCLUSION

A total of five (5) land comparables are used in the sales comparison approach to land value. The land comparable data are sufficient in quality and quantity to estimate the hypothetical subject's market value, with key physical and non-physical characteristics analyzed and reconciled in the adjustment process.

The comparable sales reflect final adjusted unit prices ranging from $179 to $257 per square foot, with two adjustments applied for conditions of sale (Comparable 3 at +20.0% and Comparable 5 at +100.0%).

These comparables are selectively weighted based on their qualitative characteristics within the dataset to arrive at the reconciled value per SF for the hypothetical subject (reflecting highest and best use of High Density Residential) of $200.

My conclusion is shown below:

RECONCILED MARKET VALUE PER SF (HIGH DENSITY RESIDENTIAL)

INDICATED VALUE PER LAND SF: $200

SALES COMPARISON APPROACH: COMMERCIAL

The hypothetical subject's land value has been developed via the Sales Comparison Approach, which is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. This sales comparison approach is conducted in order to determine average value, and therefore, no adjustments beyond market conditions and sales conditions adjustments were necessary, except where noted. The process below describes the applied methodology utilized to reach conclusions of value in the subsequent sales comparison approaches.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed, and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the hypothetical subject property.
- The value indication of each comparable sale is analyzed, and the data reconciled for a final indication of value via the Sales Comparison Approach.

COMMERCIAL LAND COMPARABLES

I searched for comparables with a similar highest and best use of commercial development. Comparisons are made to the hypothetical subject relative to differences or similarities in time, location, physical characteristics, and sales conditions. Percentage or dollar adjustments are then made to the selling and/or listing price of each comparable for property rights, financing, time of sale, and unusual sales conditions; qualitative comparisons are made for physical differences between each comparable and the subject. A range of values results from this approach. I correlated the range into a final value by selectively rating the comparables as to their overall comparative value to the hypothetical subject property, which is meant to represent the average of values analyzed.

I have researched six land comparables for this analysis. All of the comparables reflect closed sales and are documented on the following pages with a summary grid, location map and aerial photographs.

COMMERCIAL LAND COMPARABLE SUMMARY TABLE

Land Comparables Summary							
Comp	Address City	Date Assessor Parcel No	Book/Page or Reference Price	Acres Price Per Acre	Zoning Price Per SF	Utilities Topography	Sale Comments
Subject	Santa Clara Average Commercial Lot Santa Clara	12/31/2025 NA	NA NA	1.00 NA	Commercial (CC, CN, CR, OA, Etc.) Good	All Available Level	This is the hypothetical subject property.
1	2035 White Oak Ln Santa Clara	12/15/2023 213-30-053	25575802 $3,700,000	0.69 $5,362,319	CN $123.10	All Available Generally Level	2035 White Oak Ln, Santa Clara, CA is a ±0.69-acre (approximately 30,056 SF) land sale that closed for $3,700,000 in December 2023, equating to roughly $5.36 million per acre and $123 per land SF. The property is identified as APN 213-30-053 and is zoned Neighborhood Commercial (CN/CN-equivalent per public records and CoStar). The Grant Deed (Doc #25575802) was recorded on 12/15/2023, transferring title from Florence Sordello, Trustee of the Sordello Family Trust B, to Equilon Enterprises LLC dba Shell Oil Products US. At the time of sale, the site was considered a non-income-producing asset, supporting its treatment as a redevelopment land comp.
2	Santa Teresa St San Jose	5/22/2023 259-23-020, 259-23-024	25478281 $56,500,000	10.62 $5,320,151	DC $122.13	All Available Generally Level	The Santa Teresa St sale in San Jose involved a two-parcel assemblage (APNs 259-23-024 and 259-23-020) totaling 10.62 acres (±462,781 SF) that sold for $56,500,000 on 05/22/2023 (Doc #25478281). The transaction equates to approximately $5.32 million per acre and $122 per land SF, reflecting downtown San Jose land pricing levels. Title transferred via Grant Deed from Insight Rail Yard, LLC to LS Power Grid California, LLC, as confirmed by the recorded deed. CoStar characterizes the property as raw land zoned DC (Downtown Primary Commercial) at the time of sale. This transaction represents a large-scale urban redevelopment land assemblage within the San Jose downtown market.
3	160 Saratoga Ave Santa Clara	6/27/2025 294-38-010, 294-38-013	25827811 $3,888,000	1.21 $3,213,223	OG $73.77	All Available Generally Level	The sale of 160 Saratoga Ave, Santa Clara, CA involved a two-parcel assemblage (APNs 294-38-010 and 294-38-013) totaling approximately 1.21 acres (±52,708 SF). The property sold for $3,888,000 on 06/27/2025 (Doc #25827811), reflecting a land value of approximately $3.21 million per acre and $73.76 per land SF. Title transferred via Grant Deed from The Tim and Emily Bonasera Revocable Living Trust to 7A Holdings LLC. CoStar characterizes the transaction as a land redevelopment sale with zoning reported as OG, and the analysis is presented on a land-only basis. This sale reflects small-scale commercial infill land pricing within the Santa Clara market
4	5000 Stevens Creek Blvd San Jose	8/29/2025 296-27-003, 296-27-004	25862575 $5,800,000	1.00 $5,800,000	C3 $133.15	All Available Generally Level	The sale of 5000 Stevens Creek Blvd, San Jose, CA involved a two-parcel assemblage (APNs 296-27-003 and 296-27-004) totaling approximately 1.00 acre (±43,560 SF). The property sold for $5,800,000 with a recording date of 08/29/2025 under Document No. 25862575, reflecting pricing of approximately $5.8 million per acre and $133 per land SF. Title transferred via Grant Deed from Tronis Stevens Creek-Tully Properties L.P. to Pacific American Properties, LLC, as confirmed by the recorded deed. CoStar characterizes the transaction as a land redevelopment sale with C3 zoning, and the site was analyzed on a land-only basis at the time of sale. This transaction reflects small-scale commercial land pricing along the Stevens Creek corridor within the San Jose market.
5	213–235 N 4th St San Jose	5/28/2024 467-01-035, 467-01-036	25641932 $750,000	0.21 $3,571,429	C3 $81.99	All Available Generally Level	The sale of 213–235 N 4th St, San Jose, CA involved a two-parcel assemblage (APNs 467-01-035 and 467-01-036) totaling approximately 0.21 acres (±9,034 SF) in the downtown San Jose market. The property sold for $750,000 with a recording date of 05/28/2024 under Document No. 25641932, reflecting land pricing of approximately $3.57 million per acre and $83 per land SF. Title transferred via Grant Deed from The Elaine Evans Living Trust (through its successor trustee) to Buelow 3rd Street LLC, as confirmed by the recorded deed. CoStar characterizes the property as a land redevelopment sale with C3 zoning, and the transaction is analyzed on a land-only basis. This sale reflects smaller-scale urban infill land pricing within the Downtown San Jose commercial market.
6	4340 Stevens Creek Blvd San Jose	2/20/2024 296-38-014, 296-38-013	25599995 $3,470,000	1.30 $2,669,231	CG $61.28	All Available Generally Level	The sale of 4340 Stevens Creek Blvd, San Jose, CA involved a two-parcel assemblage (portions of APNs 296-38-014 and 296-38-013) totaling approximately 1.30 acres (±56,628 SF). The property sold for $3,470,000 with a recording date of 02/20/2024 under Document No. 25599995, reflecting land pricing of approximately $2.67 million per acre and $61 per land SF. Title transferred via Grant Deed from MPG Stevens Creek Owner, LLC to San Jose Stevens Creek Associates, LP, as confirmed by the recorded deed. CoStar characterizes the transaction as a land redevelopment sale with CG zoning, and the analysis is presented on a land-only basis. This sale reflects mid-scale commercial corridor land pricing along the Stevens Creek Boulevard corridor within the San Jose market.

THE COMPARISON PROCESS

In the comparison process, I take into consideration the financial and physical differences between each land comparable. Categories of adjustment and/or comparison include: 1) property rights conveyed; 2) terms of sale; 3) conditions of sale; 4) buyer expenditures; 5) market conditions; and, 6) physical characteristics (including location, topography, utilities, zoning, etc.).

The comparables are analyzed on a price per square foot of land basis as this is the most applicable unit of comparison for the subject land as it reflects development land. This was clear when analyzing the comparable data where pricing levels, when analyzed on a price per square foot of land basis, were consistent and reflective of the market.

Each comparables' gross acreage and land square footage was obtained from public records, published sales information, and/or other reliable sources. The subject's overall market value was delineated from the market data.

The comparison process is fairly subjective in nature primarily due to the many characteristics of value, variances in buyer/seller influences, imperfections in the market, etc. Adjustments and/or comparisons are an attempt to reflect value contributions of the various factors in the marketplace. Many of the comparisons of physical characteristics overlap and reflect overall desirability. The comparison grid following this section is an empirical format to simply lead the reader to a logical conclusion of the final estimated value.

PROPERTY RIGHTS

The property right appraised was the fee simple estate. All of the land comparables transferred (or are marketing) the fee simple interest, thus, there are no adjustments warranted.

FINANCING (TERMS OF SALE)

Financing (terms of sale) include below market rates, buy downs, atypical payback periods, or any financing situations that are not commonly accepted within the marketplace. In the subject market, land is typically purchased with all cash or the seller takes back a first trust deed with a large (20%-50%) down payment. The comparables sold for cash or with conventional forms of financing; thus, no adjustments were warranted.

CONDITIONS OF SALE

Conditions of sale include any distressed influences, less than arm's length transactions, or other related influences that are not attributable to financing/terms of sale, market conditions, or physical differences. All comparables reflected closed transactions and normal market conditions of sale; thus, no adjustments were warranted.

MARKET CONDITIONS

Market conditions adjustments take into consideration appreciation or depreciation that has occurred in the market. All land comparables reflected sales that closed between May of 2023 and August of 2025. According to our analysis of market conditions over this time period (see market conditions section), we have made the following market conditions adjustments.

Market Conditions Adjustments Commercial	
Timeframe	Reconciled Adjustment
Jan 2023 - Dec 2024	-8.00%
Jan 2025 - Dec 2025	2.00%

These adjustments are displayed visually in an adjustment grid on the following page.

COMMERCIAL LAND COMPARABLES ADJUSTMENT GRID

Commercial Land Comparables Adjustment Grid												
Land Analysis Grid		**Comp 1**		**Comp 2**		**Comp 3**		**Comp 4**		**Comp 5**		**Comp 6**
Address	Average Commercial Lot	2035 White Oak Ln		Santa Teresa St		160 Saratoga Ave		5000 Stevens Creek Blvd		213–235 N 4th St		4340 Stevens Creek Blvd
City	Santa Clara	Santa Clara		San Jose		Santa Clara		San Jose		San Jose		San Jose
State	CA	CA		CA		CA		CA		CA		CA
Date	12/31/2026	12/15/2023		5/22/2023		6/27/2025		8/29/2025		5/28/2024		2/20/2024
Price	NA	$3,700,000		$56,500,000		$3,888,000		$5,800,000		$750,000		$3,740,000
Land SF	43,560	30,056		462,607		52,708		43,560		9,148		56,628
Price Per SF	$0	$123		$122		$74		$133		$82		$66
Transaction Adjustments												
Property Rights	Fee Simple	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%
Financing	Conventional	Full	0.0%	Full	0.0%	Full	0.0%	Full	0.0%	Full	0.0%	Full	0.0%
Conditions of Sale	Normal	Normal	0.0%	Normal	0.0%	Normal	0.0%	Normal	0.0%	Normal	0.0%	Normal	0.0%
Adjusted Land SF Unit Price		**$123**		**$122**		**$74**		**$133**		**$82**		**$66**
Market Trends Through 12/31/2024	-8.0%	-8.4%		-12.6%		0.0%		0.0%		-4.8%		-6.9%
Adjusted Land SF Unit Price		**$113**		**$107**		**$74**		**$133**		**$78**		**$61**
Subsequent Trends Ending 12/31/2025	2.0%	2.0%		2.0%		1.0%		0.7%		2.0%		2.0%
Overall Comparison		**Similar**		**Similar**		**Sl. Inferior**		**Superior**		**Sl. Inferior**		**Inferior**
Adjusted Land SF Unit Price		**$115**		**$109**		**$75**		**$134**		**$80**		**$63**

SALES COMPARISON APPROACH CONCLUSION

A total of six (6) land comparables are used in the sales comparison approach to land value. The land comparable data are sufficient in quality and quantity to estimate the hypothetical subject's market value, with key physical and non-physical characteristics analyzed and reconciled in the adjustment process.

The comparable sales reflect final adjusted unit prices ranging from $63 to $134 per square foot, with no adjustments applied for conditions of sale.

These comparables are selectively weighted based on their qualitative characteristics within the dataset to arrive at the reconciled value per SF for the hypothetical subject (reflecting highest and best use of Commercial) of $110.

RECONCILED MARKET VALUE PER SF (COMMERCIAL)

INDICATED VALUE PER LAND SF: $110

SALES COMPARISON APPROACH: INDUSTRIAL

The hypothetical subject's land value has been developed via the Sales Comparison Approach, which is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. This sales comparison approach is conducted in order to determine average value, and therefore, no adjustments beyond market conditions and sales conditions adjustments were necessary, except where noted. The process below describes the applied methodology utilized to reach conclusions of value in the subsequent sales comparison approaches.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed, and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the hypothetical subject property.
- The value indication of each comparable sale is analyzed, and the data reconciled for a final indication of value via the Sales Comparison Approach.

INDUSTRIAL LAND COMPARABLES

I searched for comparables with a similar highest and best use of industrial development. Comparisons are made to the hypothetical subject relative to differences or similarities in time, location, physical characteristics, and sales conditions. Percentage or dollar adjustments are then made to the selling and/or listing price of each comparable for property rights, financing, time of sale, and unusual sales conditions; qualitative comparisons are made for physical differences between each comparable and the subject. A range of values results from this approach. I correlated the range into a final value by selectively rating the comparables as to their overall comparative value to the hypothetical subject property, which is meant to represent the average of values analyzed.

I have researched seven land comparables for this analysis. All of the comparables reflect closed sales and are documented on the following pages with a summary grid, location map and aerial photographs.

LAND COMPARABLE SUMMARY TABLE

Land Comparables Summary						
Comp	Address City	Date Assessor Parcel No	Book/Page or Price	Acres Price Per Acre	Zoning Price Per SF	Sale Comments
Subject	Average Industrial Lot Santa Clara	12/31/2025 NA	NA NA	1.00 NA	Industrial (ML, MH, MP, Etc.) Good	This is the hypothetical subject industrial lot.
1	Freedom Cir Santa Clara	10/25/2023 104-40-036, 104-40-021	25549436 $50,000,000	13.28 $3,765,060	ML $86.43	This comparable sale consists of a two-parcel land assemblage totaling 13.28 acres located along Freedom Circle in Santa Clara, California. The site was vacant at the time of sale and is zoned CP, supporting commercial or planned development uses. Title transferred by Grant Deed from Freedom Circle Venture, Llc, A Delaware Limited Liability Company to Cre-Gs Freedom Circle Phase I Owner, Llc, A Delaware Limited Liability Company. The transaction closed in October 2023 and was recorded on October 25, 2023, under Document No. 25549436. The reported consideration of $50,000,000 reflects a large-scale land acquisition within the North Santa Clara submarket, reportedly positioned for future high-density residential or mixed-
2	1535-1575 Industrial Ave San Jose	12/30/2024 237-30-031	25748931 $12,000,000	3.62 $3,314,917	HI $76.10	This comparable sale represents a two-property industrial land portfolio located along Industrial Avenue in San Jose, California, totaling approximately 3.62 acres. The site was previously developed and is zoned HI (Heavy Industrial), supporting a range of industrial and contractor-oriented uses. Title transferred by Grant Deed from Lba Rvi-Company Xliv, Llc, A Delaware Limited Liability Company to Zs Propco Of San Jose, Llc, A Delaware Limited Liability Company. The transaction closed on December 27, 2024, and was recorded on December 30, 2024, under Document No. 25748931. The total reported consideration was $12,000,000, reflecting a portfolio acquisition within the San Jose industrial market with pricing consistent with industrial redevelopment or repositioning potential.
3	420 Nelo Street Santa Clara	7/15/2025 101-15-040, 101-15-043	25835293 $10,625,000	2.47 $4,301,619	MH $98.75	This comparable sale consists of two parcels located at 420 Nelo Street in Santa Clara, California, with a combined site area of approximately 2.47 acres. The property was improved as an equipment yard at the time of transfer and is zoned MH, allowing for heavy industrial uses. Title conveyed by Grant Deed from Dcmg Properties, Llc, A California Limited Liability Company to Fr Ca Property Holding 14, Lp, A Delaware Limited Partnership. The transaction closed on July 11, 2025, and was recorded on July 15, 2025, under Document No. 25835293. The reported consideration of $10,625,000 reflects a portfolio transaction involving two parcels within the North Santa Clara industrial market, consistent with investor demand for industrial outdoor storage and redevelopment-oriented assets.
4	3625 Peterson Way Santa Clara	12/11/2025 216-30-049	25917029 $90,000,000	14.76 $6,097,561	ML $139.98	This comparable sale consists of a 14.76-acre site located at 3625 Peterson Way in Santa Clara, California, within the North Santa Clara submarket. Although improved with a 218,375 square foot research and development facility at the time of transfer, the transaction was analyzed and marketed on a price-per-land-area basis, reflecting redevelopment potential rather than contributory building value. The property is zoned ML, which supports manufacturing, logistics, and other industrial redevelopment uses consistent with the surrounding employment corridor. Title transferred by Grant Deed from Bxp Peterson Lp, A Delaware Limited Partnership to 3625 Peterson Way, Llc, A Delaware Limited Liability Company, with the deed recorded on December 11, 2025, under Document No. 25917029.
5	387 Umbarger Road San Jose	11/30/2023 497-37-002	25569170 $815,000	0.32 $2,546,875	ML $58.47	This comparable sale consists of a 0.32-acre industrial land parcel located on Umbarger Road in San Jose, California. The site was vacant at the time of transfer and is zoned ML, permitting a range of light industrial and manufacturing uses. Title conveyed by Grant Deed to Parma Llc. The transaction closed on November 28, 2023, and was recorded on November 30, 2023, under Document No. 25569170. The reported consideration of $815,000 reflects a small infill industrial land acquisition within the East San Jose submarket, providing a relevant data point for smaller-scale industrial yard or development sites.
6	681 Trimble Road San Jose	1/31/2025 097-15-033	25760384 $42,000,000	11.22 $3,743,316	IP $85.93	This comparable sale consists of an 11.22-acre land parcel located at 681 E Trimble Road in San Jose, California, within the North San Jose industrial corridor. The site was improved as orchard land at the time of transfer and is zoned IP, allowing for industrial park and employment-oriented development. Title transferred by Grant Deed from Cms Investments, Llc, A California Limited Liability Company And Jdm Investments, Llc, A California Limited Liability Company to Seely Development Partners Llc, A Delaware Limited Liability Company. The transaction closed and recorded on January 31, 2025, under Document No. 25760384. The reported consideration of $42,000,000 reflects a land acquisition within a major industrial and technology submarket, supporting its relevance as a comparable for large-scale redevelopment-oriented land transactions.
7	550–600 E Brokaw Rd San Jose	2/9/2024 237-08-079	25596686 $80,000,000	19.78 $4,044,489	M4 (San Jose) $92.85	The sale of 550–600 E Brokaw Rd, San Jose, CA involved a single parcel (APN 237-08-079) totaling approximately 19.78 acres (±861,617 SF). The property sold for $80,000,000 with a recording date of 02/09/2024 under Document No. 25596686, reflecting land pricing of approximately $4.04 million per acre and $92.85 per land SF. Title transferred via Grant Deed from Caracol Property Owner LLC to Super Micro Computer, Inc., as confirmed by the recorded deed. Although historically improved, the transaction is analyzed on a land redevelopment basis consistent with CoStar's site-level reporting and zoning of M4 (San Jose). This sale represents a large-scale North San Jose redevelopment land acquisition within an established industrial and technology corridor.

THE COMPARISON PROCESS

In the comparison process, I take into consideration the financial and physical differences between each land comparable. Categories of adjustment and/or comparison include: 1) property rights conveyed; 2) terms of sale; 3) conditions of sale; 4) buyer expenditures; 5) market conditions; and, 6) physical characteristics (including location, topography, utilities, zoning, etc.).

The comparables are analyzed on a price per square foot of land basis as this is the most applicable unit of comparison for the subject land as it reflects development land. This was clear when analyzing the comparable data where pricing levels, when analyzed on a price per square foot of land basis, were consistent and reflective of the market.

Each comparables' gross acreage and land square footage was obtained from public records, published sales information, and/or other reliable sources. The subject's overall market value was delineated from the market data.

The comparison process is fairly subjective in nature primarily due to the many characteristics of value, variances in buyer/seller influences, imperfections in the market, etc. Adjustments and/or comparisons are an attempt to reflect value contributions of the various factors in the marketplace. Many of the comparisons of physical characteristics overlap and reflect overall desirability. The comparison grid following this section is an empirical format to simply lead the reader to a logical conclusion of the final estimated value.

PROPERTY RIGHTS

The property right appraised was the fee simple estate. All of the land comparables transferred (or are marketing) the fee simple interest, thus, there are no adjustments warranted.

FINANCING (TERMS OF SALE)

Financing (terms of sale) include below market rates, buy downs, atypical payback periods, or any financing situations that are not commonly accepted within the marketplace. In the subject market, land is typically purchased with all cash or the seller takes back a first trust deed with a large (20%-50%) down payment. The comparables sold for cash or with conventional forms of financing; thus, no adjustments were warranted.

CONDITIONS OF SALE

Conditions of sale include any distressed influences, less than arm's length transactions, or other related influences that are not attributable to financing/terms of sale, market conditions, or physical differences. All comparables reflected closed transactions and normal market conditions of sale; thus, no adjustments were warranted.

MARKET CONDITIONS

Market conditions adjustments take into consideration appreciation or depreciation that has occurred in the market. All land comparables reflected sales that closed between October of 2023 and December of 2025. According to our analysis of market conditions over this time period (see market conditions section), we have made the following market conditions adjustments.

Market Conditions Adjustments Industrial	
Timeframe	Reconciled Adjustment
Jan 2023 - Dec 2024	-2.00%
Jan 2025 - Dec 2025	-2.50%

These adjustments are displayed visually in an adjustment grid on the following page.

INDUSTRIAL LAND COMPARABLES ADJUSTMENT GRID

Industrial Land Comparables Adjustment Grid															
Land Analysis Grid		**Comp 1**		**Comp 2**		**Comp 3**		**Comp 4**		**Comp 5**		**Comp 6**		**Comp 7**	
Address	Industrial Lot	Freedom Cir		1535-1575 Industrial Ave		420 Nelo Street		3625 Peterson Way		387 Umbarger Road		681 Timble Road		555-600 E Brokaw Street	
City	Santa Clara	Santa Clara		San Jose		Santa Clara		Santa Clara		San Jose		San Jose		San Jose	
State	CA	CA		CA		CA		CA		CA		CA		CA	
Date	12/31/2025	10/25/2023		12/30/2024		7/15/2025		12/11/2025		11/30/2023		1/31/2025		2/9/2024	
Price	NA	$50,000,000		$12,000,000		$10,625,000		$90,000,000		$815,000		$42,000,000		$80,000,000	
Land SF	43,560	578,477		157,687		107,593		642,946		13,939		488,743		861,617	
Price Per SF	NA	$86		$76		$99		$140		$58		$86		$93	
Transaction Adjustments															
Property Rights	Fee Simple	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%
Financing	Conventional	Full	0.0%	Full	0.0%	Full	0.0%	Full	0.0%	Full	0.0%	Full	0.0%	Full	0.0%
Conditions of Sale	Normal	Normal	0.0%	Normal	0.0%	Normal	0.0%	Normal	0.0%	Normal	0.0%	Normal	0.0%	Normal	0.0%
Adjusted Land SF Unit Price		**$86**		**$76**		**$99**		**$140**		**$58**		**$86**		**$93**	
Market Trends Through 12/31/2024	-2.0%	-2.4%		0.0%		0.0%		0.0%		-2.2%		0.0%		-1.8%	
Adjusted Land SF Unit Price		**$84**		**$76**		**$99**		**$140**		**$57**		**$86**		**$91**	
Subsequent Trends Ending 12/31/2025	-2.5%	3.0%		-2.5%		-1.2%		-0.1%		-2.5%		-2.3%		-2.5%	
Overall Comparison		**Sl. Inferior**		**Inferior**		**Similar**		**Sl. Superior**		**Inferior**		**Sl. Inferior**		**Similar**	
Adjusted Land SF Unit Price		**$87**		**$74**		**$98**		**$140**		**$56**		**$84**		**$89**	

SALES COMPARISON APPROACH CONCLUSION

A total of seven (7) land comparables are used in the sales comparison approach to land value. The land comparable data are sufficient in quality and quantity to estimate the hypothetical subject's market value, with key physical and non-physical characteristics analyzed and reconciled in the adjustment process.

The comparable sales reflect final adjusted unit prices ranging from $56 to $140 per square foot, with no adjustments applied for conditions of sale.

These comparables are selectively weighted based on their qualitative characteristics within the dataset to arrive at the reconciled value per SF for the hypothetical subject (reflecting highest and best use of Industrial) of $95.

The reconciled land value conclusion is shown below:

RECONCILED MARKET VALUE PER SF (INDUSTRIAL)

INDICATED VALUE PER LAND SF: $95

WEIGHTED AVERAGE ANALYSIS

As part of the Sales Comparison Approach development for the City of Santa Clara market area, an acreage-weighting analysis was completed to support reconciliation across multiple land use/property categories. The purpose of this step was to quantify the relative contribution of each property type to overall land area transacted in the City of Santa Clara during calendar year 2025, and to develop category weights for use in the final reconciliation of indicated values derived from separate Sales Comparison Approaches (SCAs) by property type.

The data utilized for this analysis was obtained from ParcelQuest records sourced from the City of Santa Clara. The dataset represents all sales transactions occurring within Santa Clara city limits in 2025, and includes zoning and property use descriptors along with site area information (including lot size in acres). Each sale record was categorized into one of five property types consistent with the valuation framework used in this assignment: (1) Single Family (Low Density Residential), (2) Medium Density Residential, (3) High Density Residential, (4) Commercial, and (5) Industrial. Classification was based primarily on the dataset's property use descriptor fields and supported by zoning information where necessary. Site area (acres) was then aggregated by category to measure the total land area represented by each property type.

The results of this step are summarized in the accompanying table, which reports the total area represented by each category, and each category's percentage of total acreage. These percentages represent the weighting factors to be applied to the indicated value conclusions developed independently for each property type's Sales Comparison Approach.

2025 Santa Clara Sales by Category			
Sale Type	Total Acreage	Total SF	% of Total (Weight)
Single Family (Low Density)	64.62	2,814,847	42.28%
Medium Density Residential	11.4	496,584	7.46%
High-Density Residential	8.91	388,120	5.83%
Commercial	15.49	674,744	10.14%
Industrial	52.41	2,282,980	34.29%
	152.83	**6,657,275**	**100.00%**

Based on the 2025 Santa Clara sales dataset, total land area transacted sums to approximately 153 acres (about 6.66 million square feet), and the acreage distribution indicates that Single Family (Low Density) sales comprised the largest share at 42.28% of total acreage (64.62 acres). Industrial sales represented the second-largest share at 34.29% (52.41 acres), followed by Commercial at 10.14% (15.49 acres). Medium Density Residential accounted for 7.46% (11.40 acres), while High-Density Residential represented 5.83% (8.91 acres). These percentages were adopted as the category weights to be applied to the concluded Sales Comparison Approach indications for each property type in the reconciliation below.

WEIGHTED AVERAGE CONCLUSION

Below, the reconciled price-per-square-foot indications are converted to price-per-acre conclusions and then applied to the acreage-derived category weights from the 2025 Santa Clara sales dataset. This weighting procedure reflects the relative share of land area transacted by property type during the analysis period and provides a market-supported basis for combining the category indications into a single citywide conclusion.

Weighting						
Land Use	Price Per SF	Price Per Acre	x	Weighted Average	=	Weighted Value
Single Family (Low Density)	$130.00	$5,662,800.00		42.28%		$2,394,360.64
Medium Density Residential	$170.00	$7,405,200.00		7.46%		$552,373.75
High-Density Residential	$200.00	$8,712,000.00		5.83%		$507,910.23
Commercial	$110.00	$4,791,600.00		10.14%		$485,649.96
Industrial	$95.00	$4,138,200.00		34.29%		$1,419,113.15
				Total		**$5,359,407.72**
				Rounded		**$5,359,000.00**

Applying the category weights (42.28% Single Family/Low Density, 7.46% Medium Density Residential, 5.83% High-Density Residential, 10.14% Commercial, and 34.29% Industrial) to the respective concluded price-per-acre indications results in a weighted value indication of $5,359,407.72 per acre, rounded to $5,359,000 per acre.

This weighted value is developed to represent the average value of one acre of land, reflecting all use types in the City of Santa Clara for 2025. In the next section, we will develop adjustments based on the indicated value difference according to Zip code. Based on our analysis, 95050 is consistently the median zip code in terms of average value, and therefore the figure concluded above will serve as the baseline for comparison, as well as the concluded value for Zip code 95050.

ZIP CODE WEIGHTING ANALYSIS

As part of the scope of work for this appraisal assignment, location differences between the City's primary zip codes (95050, 95051, and 95054) were analyzed to develop generalized zip-code adjustments. The intent of this step is to establish reasonable, market-supported directional adjustments that reduce broad locational bias when applied across the City's major land-use categories (single family/low density residential, medium density residential, high density residential, commercial, and industrial).

ZIP CODE TREND ANALYSIS

Zip-level residential pricing trends were evaluated using two complementary indicators derived from MLS reporting. First, the median sales price chart (five-year trend, rolling 12 months) shows a consistent ranking over time in which 95051 trends above 95050, while 95054 trends below 95050. Second, the MLS rolling 12-month median price per square foot series indicates the same directional relationship on a price-efficiency basis: 95051 has historically exceeded 95050, while 95054 has trended below 95050. Taken together, the median price and median $/SF indicators are directionally consistent and support that, on an aggregated basis, 95050 functions as the most "average" pricing area, with 95051 generally superior and 95054 generally inferior.

Although these median indicators demonstrate meaningful spreads at certain points in time, a tempered reconciliation is appropriate for this assignment given the context and the intended application of the adjustment. Both metrics reflect the mix of sales within each rolling period including differences in size, age/condition, renovations, product type, and neighborhood pocket effects. In addition, zip code boundaries do not align perfectly with neighborhood quality; market appeal varies within each zip and overlaps across zip boundaries, making a smaller differential more supportable as a generalized citywide factor.

Further, these adjustments are applied across multiple land-use categories. While the MLS-reported median indicators reflect a market sample that includes a mix of marketed transactions and therefore provides a useful gauge of general pricing trends by zip code, the broader study reconciles value conclusions across both residential and nonresidential uses; accordingly, a conservative zip factor is appropriate. In addition, MLS-reported metrics do not represent all sales activity citywide and are not property-matched measures of location; therefore, the observed spreads are relied upon primarily to confirm direction and inform magnitude rather than dictate the final adjustment.

CONCLUDED ZIP CODE ADJUSTMENTS (95050 BASELINE)

Based on the consistent directional evidence from both median sales price (graphic) and median $/SF (MLS rolling 12-month series), and recognizing the need for an adjustment suitable for citywide application across property types, the following zip code adjustments are concluded:

Zip Code Adjustments Conclusion		
Zip Code	Reconciled Adj.	Concluded Price Per Acre
95051	4%	$5,573,000
95050	0%	$5,359,000
95054	-6%	$5,037,000

These adjustments intentionally temper the larger spreads implied by certain median endpoints and rolling periods, while still reflecting the persistent ranking shown in both indicators. The concluded differentials are considered reasonable and supportable for use as generalized zip-level factors within the broader reconciliation of average land value indicators across the City of Santa Clara.

FINAL RECONCILIATION

The process of reconciliation involves the analysis of each approach to value. The quality of data applied the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed. Finally, each is considered separately and comparatively with each other.

In this assignment, the primary and most defensible value evidence was the Sales Comparison Approach. We conducted a total of five sales comparison approaches, one for each of the established land-use categories (very low-, low-, medium-, and high-density residential, commercial, and industrial). The results of these analyses were weighted based on the proportion of total transacted acreage represented by each category in 2025. Following this weighting procedure, zip code adjustments were applied using 95050 as the baseline market area, resulting in indicated per acre values for each zip code. Our conclusions are shown below:

Based on the data and analyses developed in this appraisal, I reconciled the following value as of December 31, 2025, subject to the Hypothetical Conditions, Extraordinary Assumptions, and General Conditions and Assumptions:

Final Reconciliation	
Zip Code	Concluded Price Per Acre
95051	$5,573,000
95050	$5,359,000
95054	$5,037,000

The exposure time is estimated at 6 months and the marketing time is estimated at 6 months.

CERTIFICATION STATEMENT

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective future interest in the property that is the subject of this report, and have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- I certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- As of the date of this report, Lance W. Doré, MAI, FRICS has completed the continuing education program for designated members of the Appraisal Institute.
- I have performed no services, as appraisers, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- Lance W. Doré, MAI, FRICS did not make an inspection of the subject property as it is hypothetical.

Respectfully submitted,



Lance W. Doré, MAI, FRICS
President / CEO
The Doré Group
AG002464
lwdore@thedoregroup.com

CERTIFICATION STATEMENT

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective future interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- I certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- I have not performed services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the Standards and Ethics Education Requirements for Associate Members of the Appraisal Institute.
- I did not inspect the subject property as it is hypothetical.

Respectfully submitted,



Calvin Farris
Appraiser
BREA# 3013216
Cfarris@thedoregroup.com
3990 Old Town Avenue, Suite B104
San Diego, CA 92110

ADDENDA



LANCE W. DORÉ, MAI, FRICS

Lance W. Doré is the President and CEO of The Doré Group. In this role, he directs all valuation assignments involving a wide variety of conventional and complex real properties, serves as litigation support to both public and private clients, provides expert advisory services (including forensic analyses and market and feasibility studies), and manages the overall operations of The Doré Group.

Mr. Doré has been a real estate appraiser since 1983, initially working for Bank of America as a staff appraiser then as a senior appraiser with a fee appraisal firm in Del Mar, California. In 1988, he formed L.W. Doré, Real Estate Consultants and grew the firm through the addition of two partners forming Doré & Curry, Inc. (1990) and Doré, Curry, & Marschall, Inc. (1997). In 1999, Doré, Curry, & Marschall, Inc. became the San Diego office for Integra Realty Resources with Mr. Doré serving as Managing Director. In the fall of 2005, Mr. Doré joined Cushman & Wakefield as the National Practice Leader of the Government Affairs and Energy division. In 2007, he pursued an opportunity to serve as the President of European Emerging Markets and Vice President of Client Services for PGP, Inc./Colliers International. Mr. Doré's unique depth of experience, coupled with his high personal standards of service, led him to found The Doré Group in 2010.

Experience

Mr. Doré's work experience spans a wide variety of property types with special expertise in the valuation of energy facilities, conservation land, open space corridors and ranches. In addition, he has also appraised planned-unit developments, residential income properties, senior housing, shopping centers, office, industrial, mixed-use properties, and a multitude of special purpose properties, including, but not limited to hotels, ski resorts, restaurants, hospitals, recreational camps, auto service and wrecking centers, equestrian facilities, and golf courses. He regularly serves as an expert advisor conducting appraisal reviews, forensic studies, and marketability and feasibility analyses. In addition, Mr. Doré is uniquely qualified and experienced in litigation testimony, consultation and advisory services for all real estate related issues. His geographical valuation expertise is focused in the western United States and extends to Tokyo (Japan), Central America, Mexico, Cyprus, and Moscow (Russia).

Licenses/Certifications/ Affiliations

Certified General Real Estate Appraiser – **State of California** (OREA No. AG002464)
California Licensed Real Estate Broker & Realtor member - **San Diego Board of Realtors**
Credentialed Mediator – **National Conflict Resolution Center**
Member of the Appraisal Institute **(MAI No. 8471)**
Fellow of the Royal Institute of Charter Surveyors **(FRICS Designation)**
Registered Valuer - **Royal Institute of Charter Surveyors** for international valuation
Member of the International Right of Way Association **(IR/WA)**
Member of the Family Firm Institute – **FFI**
Member of the Lambda Alpha International – Land Economic Society – **LAI**

Instructor Positions

National Instructor (*Real Estate Valuation Principles & Practice)* - **Appraisal Institute**
Adjunct Professor - **Russian Federation Finance Academy**
National Instructor – (*Business Development and Leadership*) – **Royal Institute of Charter Surveyors**
National Instructor - (Red Book Standards) - **Royal Institute of Charter Surveyors**
National Instructor - (Hotel Valuation) - **Royal Institute of Charter Surveyors**
National Instructor - (International Valuation and Property Measurement Standards) - **Royal Institute of Charter Surveyors**
National Instructor - (Subdivision Development) - **Royal Institute of Charter Surveyors**
National Instructor - (Automated Valuation Models) - **Royal Institute of Charter Surveyors**
National Instructor - (Bridging the Gap of IVSC v. USPAP) - **Royal Institute of Charter Surveyors**

[illegible] Town Avenue | Suite 1104 | San Diego, California 92130 | 619.923.3941 | www.thedoregroup.com

Leadership/Committees

Past President – **Appraisal Institute**, San Diego Chapter
Past member of *International Relations Committee* – **Appraisal Institute**
Past member of *Ethics & Standards Committee* – **Appraisal Institute**

Speaking Engagements

Appraisal Institute (National Seminar Series, Los Angeles, CA) - Land Valuation & Environmental Issues
The Trust for Public Land (San Diego, CA) - Natural Communities Conservation Plan
Pan Pacific Conference (Auckland, New Zealand) – Valuation of Submerged Lands
Government of Cyprus (Nicosia, Cyprus) – Valuation of Golf Courses and Marinas
The Russian Federation (Moscow, Russia) - Valuation of Land and Appraisal Principles
The Russian Federation (Goa, India) - Valuation of Oil and Gas and Power Plants
Royal Institute of Charter Surveyors (Montego Bay, Jamaica) – Government & Regulatory Risk
Graziadio School of Business & Management, Pepperdine (Los Angeles, CA)–2008 US & California Forecast
Appraisal Institute (San Diego, CA) – Unique Valuations in Real Estate
Appraisal Institute (San Diego, CA) – International Financial Reporting Standards (IFRS)
California Redevelopment Agency (Workshop Series, CA) – Real Estate Valuation for AB1X 26 & AB1484
Risk Management Association (RMA) – Appraisal Risk and the Valuation Process
University of San Diego – MBA program – Guest Lecturer
University of San Francisco – Geller Family Business Center – Family Office Valuation
NAI Global Conference – Real Estate Investment Pyramid

Publications

Appraisal Journal (October 2001) – "The Valuation of Submerged Land"
Energy Pulse *(March 2006)* – **"**The Highest and Best Use of Power Plants"
Union of Pan America Valuers *(November 2010)* – "Impact of Public to Private Partnerships in BRICS"
Wall Street Journal *(August 2001)* – "Power Plant Owners Fight to Lower Taxes"
The Secret of Real Estate – Revealed (2011)
IRWA Right of Way *(July/August 2018)* – "Conservation Easements – Unraveling the Mystery"

Representative Client List

Public Entities

United States Department of the Interior
United States Department of Navy
Government of Cyprus
State of California – Judicial Courts
State of California – Auditor
County of Riverside
County of Monterey
City of San Diego
Los Angeles Dept. of Water and Power
City of Monterey
United States Forest Service
United States Department of Justice
Russian Federation
County of San Diego
County of San Bernardino
County of Los Angeles
City of Riverside
Port of Long Beach
Port of Oakland
Port of Vancouver

Legal Clients – Local, Regional, National and International Firms. Criminal, Transactional and Civil Litigation. Qualified Expert in Federal Bankruptcy Court, United States Judicial District Court, California Superior Court, San Diego Superior Court, Los Angeles Superior Court, Washington State Superior Court.

Financial Institutions – All Major Local, Regional and National Organizations. Savings and Loans, Banks, Insurance Companies, Investment Firms, Brokerage Firms and Insurance Companies.

Non-Profit Conservation Groups – Local, Regional and National Organizations.

Family Offices – Estate Planning, Tax Planning, Consultation

2800 Old Town Avenue | Suite B104 | San Diego, California 92110 | 619.501.3041 | www.thedoregroup.com

RESOLUTION NO. 24-9383

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA, TO ESTABLISH THE AVERAGE PER-ACRE LAND VALUES, THE PARK DEVELOPMENT COST PER CAPITA VALUE, AND THE AVERAGE NUMBER OF PERSONS PER HOUSEHOLD IN ORDER TO SET THE PARKLAND IN LIEU FEE SCHEDULE IN ACCORDANCE WITH CHAPTER 17.35 ("PARK AND RECREATIONAL LAND") OF TITLE 17 ("DEVELOPMENT") OF THE CODE OF THE CITY OF SANTA CLARA

WHEREAS, the City of Santa Clara is the government entity responsible for providing public parks, recreation and open space facilities within the City of Santa Clara;

WHEREAS, the 2010-2035 General Plan includes a goal that new parks, open space and recreation be provided with new development so that existing facilities are not over-burdened;

WHEREAS, the report entitled "Public Facilities Impact Fee Study" dated June 25, 2014 ("Nexus Study"), was prepared and approved by Council in June 2014;

WHEREAS, on July 15, 2014, the City Council adopted Ordinance No. 1928, which added Chapter 17.35 to the City Code, and requires new residential developments to provide adequate community and neighborhood park land for active recreational uses, and/or under certain conditions to pay a fee in lieu of parkland dedication;

WHEREAS, on August 27, 2019, Council approved Resolution No. 19-8749 which included the statutory findings required pursuant to the California Quimby Act (Quimby) and Mitigation Fee Act (MFA), including the report entitled "Santa Clara Park and Recreational Facilities Impact Fee Update Study" dated April 2019 ("Nexus Study Update") and the professional land valuation appraisal report with a valuation date of December 31, 2017, and the park improvements replacement costs with values as of 2017;

WHEREAS, SCCC 17.35.030 provides the formula for determining a developer's parkland dedication acreage requirement as follows: the average density for the specific dwelling unit category (single family/multi-family); multiplied by the parkland dedication standard; divided by one thousand (1,000) population;

WHEREAS, the methodology for calculating fees in-lieu of parkland dedication is based on the average cost to purchase lands for parks in Santa Clara, the average cost per capita to develop the land into a useable park facility, and the cost to administer the program;

WHEREAS, the City desires to update the average density standard for single family and multi-family dwelling units as used to determine a developer's parkland dedication requirement with the most recently available Federal census data and, in addition, update the average per-acre land values and park development costs as used in setting the park in-lieu fee; and

WHEREAS, the City has surveyed land values and sales records, and has conducted a professional appraisal with a valuation date of December 31, 2023, to determine the fair market value of property in the City and made available to the public for review and comment the appraisal report as posted on the City website on October 1, 2024.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. Land Valuation Appraisal.

A. An independent real estate-appraisal firm, Frank Schmidt & Associates, was retained to provide a "Fair Market Value" opinion (valuation date of December 31, 2023) conforming to Uniform Standards of Professional Appraisal Practice and using the City's Supplemental Instructions for an average acre of land (hypothetical, rectangular, useable site) for property in each of the three existing City of Santa Clara Zip Codes 95050, 95051, 95054. The data set included all property types: Single Family (low and very low density), High Density Residential, Medium Density Residential, Commercial/Retail, Industrial, Lots and Land. Excluded were transactions considered not "arms-length", having encumbered or clouded title, environmentally impaired sites, or more than three (3) years old. An inflation factor was computed and applied to comparable sales over one year old based on reasonable and rational considerations such as sales and rental trends or other appropriate methods. The weighted average of each property type was based on the percentage of land area in the sales transactions.

B. Based on the findings of the appraisal report, the City Council hereby sets the average per acre land value for each ZIP Code as of December 31, 2023, as: $5.455 million per acre in 95050; $5.650 million per acre in 95051; and $5.255 million per acre in 95054. If a developer objects to this determination of fair market value, the developer may elect to have the value established by appraisal, in conformance with SCCC 17.35.040(b)(2).

2. Park Improvement Cost.

A. The cost to construct the park improvements (landscape, furnishings, buildings, etc.) is based on an average cost per capita for the City's existing park system improvements and recovers no more than 100% of the actual cost to develop new park assets and features to serve new residents at the same standard as existing residents. A cost analysis was conducted, including a review of recent/actual City park improvement project costs and a review of increases/decreases in the State of California, Department of General Services Construction Cost Index reported by the Real Estate Services Division of the Bay Area. In accordance with Resolution No. 23-9220, annual changes (increases/decreases) in the park improvement value used in calculation of In-Lieu Fees shall be indexed to changes in CCCI for the previous calendar year as reported by the Real Estate Services Division for the Bay Area, not to exceed a change of more than 10%.

B. The 2023 Santa Clara average park improvement value per capita is $3,818. From 2022 to 2023, construction costs have increased by $9.4% according to the State of California, Department of General Services Construction Cost Index reported by the Real Estate Services Division for the Bay Area, such that the park improvement value of $3,818 per capita would be $4,177 per capita as of January 1, 2024. The Council hereby sets for use in the Park in-Lieu Fee calculations a park improvement value of $4,177 per capita (20223 base value plus 10% for cost escalation recovery) for use in the FY 2024/2025 fees.

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3. Average Density.

A. On September 12, 2024, the U.S. Census Bureau released the 2023 American Community Survey (ACS) data. The ACS contains two relevant data points in determining average density by dwelling unit—total population by units in structure (Table B25033) and units in structure (Table B25024). The average density of single-family dwelling units was derived by dividing the total population of residents in single family units by the total amount of single-family dwelling units in the City. Similarly, the average density of multi-family dwelling units was derived by dividing the total population of residents in multi-family units by the total amount of multi-family units in the City.

B. In calculation of parkland dedication or fees due in-lieu, the types of dwelling units and average density factors (2023 American Community Survey) shall be as follows: (1) Single-Family Dwelling equals 2.84 persons per household; and (2) Multi-Family Dwelling equals 1.92 persons per household.

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4. Implementation Schedule. For development projects subject to the Quimby Act, the proposed fees will become effective immediately. For development projects subject to the Mitigation Fee Act, the proposed fees will become effective 60 days after the effective date of this resolution.

5. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A SPECIAL MEETING THEREOF HELD ON THE 29TH DAY OF OCTOBER, 2024, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Becker, Chahal, Hardy, Jain, Park, and Watanabe
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	Mayor Gillmor
ABSTAINED:	COUNCILORS:	None

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. Santa Clara Land Valuation Appraisal Report 12-31-2023
2. Fee Calculation Tables A, B, C

ANNUAL LAND VALUATION APPRAISAL REPORT

VALUATION OF

The Average per Acre Land Value of High-Density Residential, Medium-Density Residential, Low-Density Residential, Very Low-Density Residential, Commercial, &Industrial Properties Located in Three Zip Codes (95050, 95051, and 95054)
City of Santa Clara, California
Santa Clara County

PREPARED FOR

Ms. Cynthia Bojorquez, Acting Director of Parks and Recreation
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

PREPARED BY

Frank E. Schmidt, MAI, SRA
Frank Schmidt & Associates

EFFECTIVE DATE OF VALUE OPINION

December 31, 2023

March1, 2024

Ms. Cynthia Bojorquez, Acting Director of Parks and Recreation
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Re: Annual Land Valuation Appraisal Report
Average Value of Three Hypothetical 1-Acre Lots,
One for Each Zip Code Comprising 95050, 95051, and 95054
Santa Clara, California, U.S.A.

Ms. Cynthia Bojorquez:

Pursuant to your request, I have completed the annual land valuation appraisal to aid the City of Santa Clara in establishing park impact fees. Following this letter of transmittal is my appraisal and analysis opining the value of a hypothetical 1-acre lot in each of the City's three zip codes.

In June 2016 the City of Santa Clara City Council approved Supplemental Instructions for the Appraisal of the Fair Market Value of land used in the Parkland Dedication In-Lieu Fee. These supplemental instructions and guidelines for the Appraisal are displayed in the Addenda. One of the supplemental instructions was that the valuation date occurs each year on December 31. Since the date of my opinion of value, December 31, 2023 precedes the date I wrote and transmitted this appraisal by about 2months, this is considered a retrospective appraisal as defined by the Uniform Standards of Professional Appraisal Practice. Since this is a retrospective value, it is important to note that I only considered data that was available and/or public as of the date of value. The exception to this was the 2023 land area data provided by Old Republic Title Company which was not available until February 2024, and some brokerage reports published in January and February 2024, but containing 2023 data.

I have appraised the subject of this appraisal numerous times since 2014, and most recently with a date of opinion of December 31, 2023. Based on land area, in 2021, approximately 42% of all transactions sold were industrial and commercial, while 58% were categorized as residential. In 2022, commercial/industrial sales accounted for about 27.06% of the total while residential sales accounted for about 72.94% of the total. In 2023, approximately 50% of all transactions sold were industrial and commercial, while the remaining 50% were categorized as residential.Data provided by Old Republic Title Company shows only 386 single family home sales in 2023

compared to 516 single family home sales in 2022. However, the median residential selling price in 2023 in the city of Santa Clara was generally increasing throughout the first half of 2023 and generally trending downwards in the last half of 2023. This resulted in slightly higherresidential unit values for 2023.Industrial and commercial land values were unchanged in both 2022and 2023. In 2023, the combination of higher interest ratesand expected slower economic growth has impacted the market. All these factors resulted in only slight changes to the 2023 values for the hypothetical one-acre lots for each zip codecompared to 2022.

To complete this appraisal, I conducted an investigation, gathered data, and made the analyses necessary to enable me to fulfill the purpose of this assignment, which was to estimate the fair market value of a hypothetical 1-acre lot comprising components of high-density residential, medium-density residential, low-density residential, very low-density residential, commercial, and industrial, to form and report the average value per acre of land in the three existing Zip Codes in the City of Santa Clara consisting of 95050, 95051, and 95054. The average value was established using the weighted average of these different property types, based on the percentage of total land area associated with the different property types that sold in the City of Santa Clara in the 12 months prior to the date of value and based on land area data provided by Old Republic Title Company.

I understand that this Appraisal Report is intended for use by the Client, the City of Santa Clara, for assistance in determining park impact fees.

Hypothetical Conditions, Extraordinary Assumptions, and Contingencies

Hypothetical Condition is defined as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis."[1]Isupposed the following hypothetical conditions:

- The fair market value was estimated based on different land value components applied to a hypothetical lot. It was a hypothetical condition of this appraisal that the subject lot was a finished lot and rated average in all other physical, locational, and legal aspects.

- Since the hypothetical lot will be comprised of different land value components and it is unlikely the City's land use ordinances would allow the different property types on the same lot, it was necessary to apply a hypothetical condition that each of the following uses would be permitted on the subject lot: high-density residential, medium-density residential, low and very low-density residential, commercial, and industrial.

[1] *2020-2021Uniform Standards of Professional Appraisal Practice* (USA, The Appraisal Foundation,2020)

Extraordinary Assumption is defined as "an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions."[2]

- In this appraisal, land areas provided by Old Republic Title Company were used to estimate the weighted average of all the sale transactions that occurred in the City of Santa Clara in 2023. It was an extraordinary assumption of this appraisal that the land areas provided by Old Republic were accurate.

The use of these hypothetical conditions and extraordinary assumption might have affected the assignment results.

There are general assumptions and limiting conditions set forth in this report.

Based on the investigation and analyses undertaken, I formed the opinion that the average value per acre on December 31, 2023, the effective date of opinion, for each zip code was:

Zip Code	2023 Average Value per Acre
95050	$5,455,000
95051	$5,650,000
95054	$5,255,000

Sincerely,



Frank E. Schmidt, MAI, SRA

[2] *2020-2021Uniform Standards of Professional Appraisal Practice* (USA, The Appraisal Foundation,2020)

TABLE OF CONTENTS

EXECUTIVE SUMMARY	5
GENERAL ASSUMPTIONS AND LIMITING CONDITIONS	6
CERTIFICATION	8
SCOPE OF THE ASSIGNMENT	9
DEFINITIONS	11
REAL PROPERTY, REAL ESTATE, AND PERSONAL PROPERTY APPRAISED	12
PREVIOUS APPRAISALS	13
REGION & CITY DESCRIPTION	13
MARKET CONDITIONS	18
LAND USE ORDINANCES	37
HIGHEST AND BEST USE	38
APPRAISAL PROCESS	39
AVERAGE VALUE ESTIMATE IN 95050 ZIP CODE	40
AVERAGE VALUE ESTIMATE IN 95051 ZIP CODE	59
AVERAGE VALUE ESTIMATE IN 95054 ZIP CODE	62
RECONCILIATION AND OPINION OF AVERAGE VALUES	65
ADDENDA	66

EXECUTIVE SUMMARY

CLIENT : City of Santa Clara

LOCATION : City of Santa Clara, California

PROPERTY TYPES : Very Low-Density Residential, Low-Density Residential, Medium-Density Residential, High-Density Residential, Commercial, and Industrial Land

SITE AREA : Each Hypothetical Lot is OneAcre

FLOOD HAZARD STATUS : Zone X; the hypothetical lots are outside any flood zones

EARTHQUAKE FAULT ZONE : The hypothetical lots are not located in an Earthquake Fault Zone as designated under the Alquist-Priolo Earthquake Fault Zoning Act.

GENERAL PLAN, & HIGHEST AND BEST USE :

Use of Hypothetical Lot	General Plan	Highest & Best Use
Very Low Density Residential	Very Low Density Residential	Very Low Density Residential
Low Density Residential	Low Density Residential	Low Density Residential
Medium Density Residential	Medium Density Residential	Medium Density Residential
High Density Residential	High Density Residential	High Density Residential
Commercial	Regional Commercial	Hold for Development of a Commercial Building
Industrial	Light Industrial	Industrial Building

EFFECTIVE DATE OF VALUE : December 31, 2023

PROPERTY RIGHTS APPRAISED : Fee Simple Estate

AVERAGE VALUE CONCLUSIONS :

Zip Code	2023 Average Value per Acre
95050	**$5,455,000**
95051	**$5,650,000**
95054	**$5,255,000**

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal and report were made applying these **general assumptions**:

1. No responsibility was assumed for the legal description or for matters including legal or title considerations. Title to the hypothetical properties was assumed to be good and marketable and free and clear of all liens, encumbrances, easements, and restrictions except those specifically addressed in this report;

3. Responsible ownership and competent property management were assumed;

4. The information furnished by the Client and others was believed to be reliable. However, no warranty is given for its accuracy;

5. All engineering was assumed correct. Plot plans or any other illustrative material in this report were included only to assist the reader in visualizing the property;

6. It was assumed that there are no hidden or unapparent conditions in the hypothetical properties that render them more or less marketable or valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them;

7. Unless otherwise stated in this report, the existence of hazardous material, toxic waste, and/or other environmental impairments which may or may not be present on or in the hypothetical properties, was not investigated by this consultant.

   As real estate consultants, we are not qualified to properly investigate this property for any discharge, spillage, uncontrolled loss, seepage, filtration, or storage of hazardous substances which may adversely affect the value of this property. Neither are we qualified to detect the presence of substances such as asbestos, urea-formaldehyde foam insulation, nor other materials that could create an environmental impairment to the subject property or to other property caused by conditions present at the subject property. Our opinion(s) were predicated on the assumption that there is no such material on or in the property that would affect market value. No responsibility was assumed for any such conditions or for any expertise or engineering knowledge required to discover and/or correct them;

8. It was assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the report;

9. It was assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal and reported in the report; and

10. It was assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate or other opinion contained in this report are based;

This report has been made with the following **limiting conditions**:

1. Possession of the report, or a copy thereof, does not carry with it the right of publication or use. It may not be used for any purpose by any person other than the Client(s), for the Intended Use specified in the engagement agreement and/or report;

2. The consultant is not required to give further consultation, testimony, or attend court for matters involving the subject property unless arrangements have been previously made; and

3. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the Consultant, or the firm with which the Consultant is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the Consultant.

Reader Note:

There may be other appropriate and more specific limitations on our opinions or conclusions identified in the coverletter or report as *Hypothetical Conditions, Extraordinary Assumptions, or Contingencies.*

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. I previously appraised the subject of this report for the same Client on several occasions, most recently in an appraisal report transmitted March 1, 2023 and having a date of value of December 31, 2022.

5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP).

9. I have not inspected the property that is the subject of this report since the subject lots are hypothetical.

10. Under my direction, Mr. Dennis Moredock verified the comparable data, performed analysis, and wrote the first draft of the appraisal report.

11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Practice of the Appraisal Institute.

12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

13. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.



Frank E. Schmidt, MAI, SRA

March1, 2024
Date

SCOPE OF THE ASSIGNMENT

Information Provided to the Appraisers

The Client provided excerpts from the Parks and Recreation Facilities Fee Study completed by Willdan Financial Services. Old Republic Title Company provided Santa Clara sales statistics of land areas to assist us in estimating the weighted land average of all the sale transactions that occurred in the City of Santa Clara in the 12 months preceding the date of value. We were also provided the "Supplemental Instructions for Appraisal" approved by Santa Clara City Council on June 7, 2016, which are displayed in the Addenda. Lastly, in previous appraisals, City Parks provided us the Park Impact Fee Ordinance (No. 1928).

Extent of Research into Physical Factors

We drove several streets throughout Santa Clara over the past several years including various times in 2016, 2017, 2020, 2021, 2022 and 2023. We note changes that are occurring or have occurred, particularly regarding new development. We gathered data about land use ordinances for each hypothetical lot and the comparables from the websites of the appropriate municipalities.

Extent of Research Into Economic Factors

We gathered, analyzed, and applied macro-economic information gleaned from many sources, including:

- The Wall Street Journal
- 12th District Beige Book
- GlobeSt.com
- CoStar News
- The Kiplinger Letter
- DQ News/CoreLogic

We gathered, analyzed, and applied data about market conditions and other micro-economic information from:

- Websites of Commercial Brokerages
- Commercial and/or residential multiple listing services
- Silicon Valley Business Journal
- San Jose Mercury News

- Discussions with agents active in the subject market

We talked to the buyers, sellers, and agents whose names we discovered on signage in the neighborhood and during comparable verification. We learned about additional market data from these people.

Extent of Comparable Data Research

We used a variety of sources and subscription services to gather comparable data, including:

- Verified Data Files from Other Appraisals
- CoStar Group
- DataTree
- MLSlistings.com
- LoopNet
- Commercial Real Estate Brokerage Websites

Verification

The most appropriate data that we discovered was verified with a party to the transaction. When that was not possible, we discuss and/or state the verification source(s), using public record data, subscription services, MLS, etc. in the Analysis section.

Among the comparables selected we studied copies of the assessor's parcel maps, public record summary, aerial maps, records of survey, and other data such as structural, geological, or environmental reports, subdivision maps, title reports, etc. We also reviewed planning proposals/approvals and permit histories where appropriate.

Type and Extent of Analysis Applied

The data is summarized on spreadsheets displayed in the Analysis sections following. The analysis was comparative, iterative, qualitative, and quantitative.

Compliance

It was the intent of this appraisal to comply with the requirements of:

- The Uniform Standards of Professional Appraisal Practice (USPAP) including the Ethics and Competency Provisions as promulgated by the Appraisal Standards Board of the Appraisal Foundation.

- The Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

- The City of Santa Clara's "Supplemental Instructions for Appraisal"

DEFINITIONS

According to the California Code of Civil Procedure, Section 1263.320 defines **Fair Market Value** as:

> "(a) the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.
>
> (b) The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable."

Revised federal definitions in the Uniform Act identify the definitions of "market value" and "fair market value" as one and the same. These terms are used interchangeably in this report.

Weighted Average means an average resulting from the multiplication of each component by a factor reflecting its importance or contribution.

Average Value means a value that is calculated by adding values together and then dividing the total by the number of values.

Fee Simple Estatemeans absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."[3]

REAL PROPERTY, REAL ESTATE, AND PERSONAL PROPERTY APPRAISED

Real Property is defined as all of the interests, benefits, and rights in the ownership of the physical real estate, that is, the bundle of rights with which the ownership of the real estate is endowed. Real estate is defined as physical land and appurtenances attached to the land.

Real Property Rights Appraised

The subject properties are hypothetical unimproved lots and the fee simple estate is appraised.

Real Estate Appraised

It is an assumption of this appraisal that the subject's hypothetical finished lot is graded and level, all utilities and services are stubbed to the site, is ready for building improvement, and defined as follows:

Area	**:**	One acre
Shape & Frontage	**:**	Shape is rectangular with typical frontage along one street.
Topography	**:**	Level, at street grade
Drainage	**:**	Adequate
Utilities & Services	**:**	The municipality provides water, electrical, and sewer service. A private contractor provides garbage service. Local utility companies provide telephone and cable. All utilities are piped and wired onto the hypothetical lot.
Easements	**:**	Typical public utility easements along frontage presumed.
Soil Conditions	**:**	It is a general assumption of this appraisal that the hypothetical site is suitable for any legally permissible and physically possible use.

[3] Appraisal Institute,*The Dictionary of Real Estate Appraisal*, 6th ed., (Chicago: Appraisal Institute, 2015)

Environmental Impairment Issues	**:**	It is a general assumption of this appraisal that there are no environmental issues that affect the market value of the hypothetical lots.
Off-Site Improvements	**:**	Street is fully improved and maintained by the City; it is asphalt paved with streetlights, curbs, gutters, and sidewalks.
Street Access	**:**	Rates average in comparison to competing properties.
Exposure/Visibility	**:**	Rates average in comparison to competing properties for each hypothetical use.
Flood Hazard Status	**:**	Hypothetical lot is presumed to be within Zone X, which denotes areas of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.
Earthquake Fault Zone	**:**	The hypothetical lot is not located in an Earthquake Fault Zone as designated under the Alquist-Priolo Earthquake Fault Zoning Act.
Improvements	**:**	None

Personal Property Appraised

Wedid not appraise any personal property.

PREVIOUS APPRAISALS

The author previously appraised the subject(s) of this report for the City of Santa Clara on several occasions, most recently in an Appraisal Report transmitted March 1, 2023 with an effective date of opinion of December 31, 2022. The next most recent appraisal of the subject was transmitted April 1, 2022 with an effective date of opinion of December 31, 2021. The intended use of all appraisals was the same: to assist the City in determining park impact fees.

REGION & CITY DESCRIPTION

The County of Santa Clara is located at the southern end of San Francisco Bay. It encompasses about 1,304 square miles of land with 15 incorporated cities and towns. According to the California Department of Finance (CDF) Population and Housing Estimates (E-1) last released May 1, 2023, on January 1, 2023, the county had a population of 1,886,079, a decrease of 3.0 percent from the January 2022 estimate. Over the past several years, Santa Clara County had been experiencing strong employment conditions. Prior to the COVID-19 pandemic, unemployment was at historical lows and essentially reflected full employment conditions. According to statistics published by the State of California Employment Development Department (EDD), the Santa Clara County unemployment rate was 3.9% in December 2023, based on a labor force of 1,046,800. This is anincrease from the March 2020 unemployment rate of 3.4%, prior to COVID-19. It is alsohigher compared with the one-year prior unemployment rate (December 2022) of 2.3%, based on a labor force of 1,059,200 jobs.

Santa Clara County, which makes up the bulk of Silicon Valley, is highly dependent on technology employment, including Adobe, Apple, Applied Materials, Cisco, eBay, Flextronics, Google (Alphabet), HP, Intel, Intuitive Surgical, Lockheed Martin Space Systems, Microsoft, Netapp, Oracle, PayPal, and Tesla.

The City of Santa Clara covers about 18.4 square miles and is surrounded by San Jose on the north, east, and south, and is adjacent to Sunnyvale and Cupertino on the west. The City of Santa Clara's population estimate was 132,476 as of January 1, 2023 (released on May 1, 2023), according to the CDF, about 1.5% higher than 12 months earlier. Employment conditions in Santa Clara followed a similar trend as seen in Santa Clara County. Unemployment, according to the EDD, was reported at a rate of 3.5% in the city of Santa Clara as of December 2023, based on a labor force of 73,300. The unemployment rate has generally followed a downward trend since peaking in April 2020 at 9.5%. Still, the current rate is above the rate of 2.1% reported in December 2022.

An aerial of the City of Santa Clara (outlined in red) and surrounding areas is shown below:



The two largest employers in the City of Santa Clara are Intel and Applied Materials. Other high-tech companies, such as AMD, Nvidia, Oracle, Ericsson, Palo Alto Networks, Sun Microsystems, ServiceNow, and Agilent Technologies have headquarters in the City. Other large employers include California's Great America Theme Park, Levi's Stadium, Santa Clara City Hall, EMC Corporation, Macy's, Mission College and Santa Clara University. The City of Santa Clara is the supplier for the City's water and electric power, which it claims can save small industries almost 50% on their utility costs.

Levi's Stadium, the home of the San Francisco 49ers, opened over the summer of 2014 in the northern portion of the city, adjacent to Great America Theme Park and the existing 49ers practice facility. The Santa Clara Convention Centeris also nearby and offers about 302,000 square feet of meeting space.

The opening of Levi'sStadium spurred an increase in demand for nearby properties. There are several projects under construction throughout the city and several proposals in progress that are anticipated to add thousands of square feet of new retail, office and residential. The largest proposal is from Related California and is named Related Santa Clara (5155 Stars & Stripes Drive). The project is a 240-acre mixed use development located across from the street from Levi's Stadium. It would include 9.16 million gross SF of office, residential units, retail and entertainment facilities, hotel rooms, and surface and structured parking facilities. The first development phase was approved and was slated to open to the public in 2023 but was delayed by the pandemic. Currently there is an application to amend the Master Community Plan (MCP) to accommodate a new alternative development scheme with a different

mix of land uses. The Kylli mixed use development project Mission Point is currently pending review and is located at 3005 Democracy Way. This project is a 46 acresite that proposes 3,000,000+- SF of commercial office/lab space, 100,000+- SF of neighborhood retail, 1,800+- new multi-family residential, a child care facility, and indoor and outdoor community spaces. A 190-room hotel on a 1.96 acre site is currently under construction at 2900 Lakeside Drive (Cambria Hotel project). The Agrihood Mixed-Use Development Project located at 1834 Worthington Circle and 90 N. Winchester Blvd. is a residential mixed-use development on a 5.8 acre site consisting of up to 160 mixed-income apartments, 165 affordable senior apartments, 36 townhomes and approximately 1.5 acres of agricultural open space.Gateway Crossings (Hunter/Storm) at 1205 Coleman Avenue is the construction of a phased, mixed-use development on 23.8 acres consisting of 1,565 residential units, a 152,000 square foot, 225 room, full-service hotel, 45,000 square feet of supporting retail, a 2.1 acre park, and structured parking facilities. The Santa Clara dual-branded hotel project is located at 1290 Coleman Avenue. This is a 396 room, 6-story hotel, totaling 204,444 square feet. The hotel will feature 5 stories over 1 parking level with 284 stacked parking stalls.Laguna Clara II Development Project (Equity) at 3131 Homestead Roadis a residential development involving the demolition of three two-story apartment buildings and one-half of a two-story apartment building (removing 42 dwelling units and retaining 222 dwelling units), two accessory buildings (central boiler room and a clubroom/leasing office) and four carport structures to construct a four-story apartment building with 225 units over a partially subgrade parking garage for a total of 447 dwelling units on the site.Villa Bella residential projectat 1890 El Camino Real is the construction of 56 condominium units over a podium parking structure on 1.51 acres.Civic Center Drive Family Housing projectat 1601 Civic Center Drive is a five-story affordable housing development with 106 rental units at a density of 75 dwelling units per acre.Additional development in the City includes both smaller residential and commercial developments and continued residential build-out of the Tasman East and Lawrence Station areas.

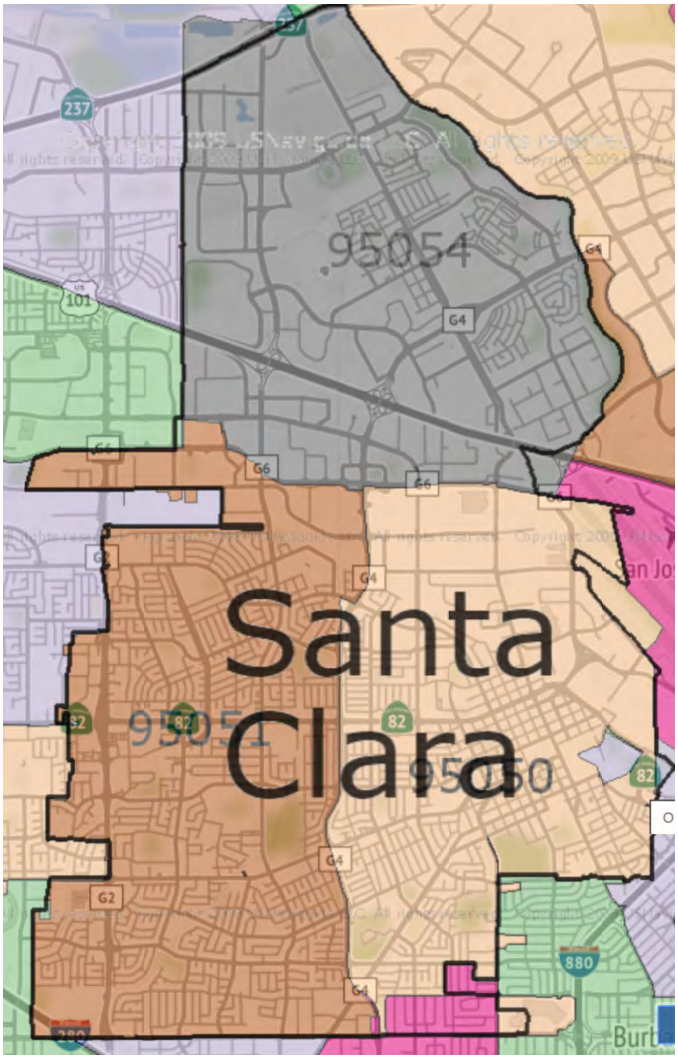
The City's median household income was estimated by the U.S. Census Bureau at$165,352 in 2022 and the per capita income was about $78,084. The United States Census Quick Facts for 2018-2022 indicated the following demographics in Santa Clara:

Total Households	47,434
Owner Occupied Housing Unit Rate	41.9%
Average Household Size	2.60
Bachelor's Degree or Higher	64.6%
In Civilian Labor Force	71.4%

The City is home to Santa Clara University, Mission College, a public community college, and Golden State Baptist College. The City is primarily served by Santa Clara Unified School District, which includes 19 schools spanning transitional kindergarten through high school. The southwest corner of the City is served by Cupertino schools.

The City of Santa Clara and Santa Clara County benefit from a number of freeways, arterials, and expressways that provide access to most areas of the region, including three interstate highways, I-280, I-880, and I-680 in addition to several federal and state highways, US-101, CA-85, CA-87, CA-17, and CA-237. Caltrain, Amtrak, and ACE rail transportation, light rail, and VTA bus services provide mass transit for the city, connecting Santa Clara to the greater Bay Area. Located adjacent the City's eastern border is the Norman Y Mineta San Jose International Airport, with service to about 30 destinations.

There are three primary zip codes within the city, which are shown on the following map as the color-coded areas within the black-outlined city limit boundaries. Note that the 95053 zip code applies to Santa Clara University, which is located within the Santa Clara city limits, but was not included as part of this appraisal.



Source: zipmap.net

Conclusion

All locations within Santa Clara are proximate to nearby job centers, retail, housing, and linkages, contributing to the long-term demand for sites within the city.

MARKET CONDITIONS

The *Winter 2024 Allen Matkins/UCLA Anderson Forecast California Commercial Real Estate Survey*"reflects both overall optimism and a mixed picture in the composition making up the aggregate numbers. Even though there is more optimism in many sectors, particularly retail, the Winter 2024 Survey panelists across all types of commercial real estate and regions of California indicated they are facing a more challenging financial landscape as required equity percentages and required investment return hurdle rates (IRR) are expected to increase over the coming three years."

In the following narrative wepresent some statistics and comments regarding the market conditions for each land use we are appraising. Land market conditions for each of these uses are not typically tracked by any firms that we are aware of; it has been my experience and historically as reported by market participants that the land market for these uses typically trend with the improved properties, oftentimes leading. We report on the sale, rental, and construction trends of the respective markets, in estimating the appropriate market conditions adjustments used in our following analysis.

Regional Economic Conditions

Integra Realty Resources (IRR)reported in their 2024 Viewpoint, "Despite the oft-cited predictions from 2022 that interest rates would stabilize in 2023, and even decline by Q3 of 2023, the economic impact of 11 continuous interest rate hikes from 2022 through 2023 began to destabilize the trading market for real estate early in the year. As we close out the year, the current lack of lending capital is now affecting holding strategies. Of course, there are some who predict interest rates will decline in 2024, and that suchchanges will help asset values recover. This misses the fundamental point. Post-COVID values were driven up by cheap money, but they were also driven up because capital was being deployed to offset rising inflation expectations. This arbitrage only works if inflation can't be tamed and capital remains plentiful. The sharp rise in rates brought inflation expectation down, and crippled exit pricing since buyers no longer had access to cheap long-term capital. Values had to reset, in light of these market forces."

Commercial Market Conditions

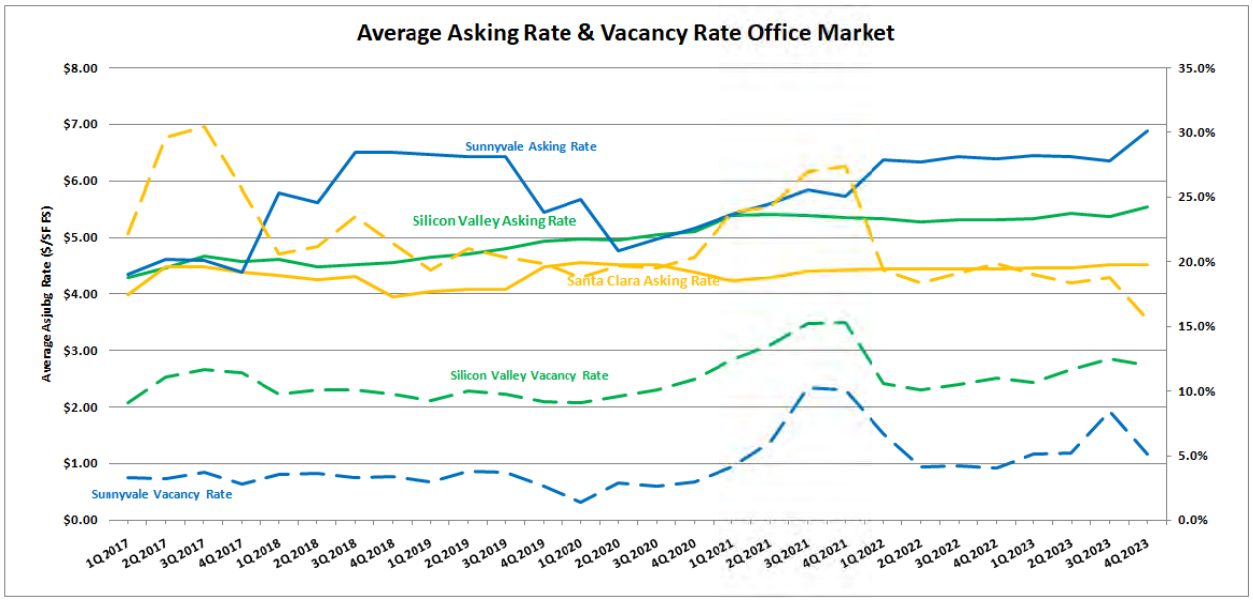
Commercial properties typically include office and retail uses. We discovered that office properties are generally being built in the central business districts and in light industrial locations. Research and development (R&D) properties have historically been a subcategory of industrial. However, R&D can rival office space in terms of finishes and quality and we elected to include a discussion of the R&D submarket as part of the commercial market. Many of the traditional retail corridors in this region, El Camino Real in particular, have land use ordinances that allow for residential mixed-uses.

In this market, real estate brokerages track office and retail statistics by city or submarket; they are not broken out by zip code. Following we present the relevant statistics pertaining to the Santa Clara market and provide comments from market participants regarding the perceived differences in each of the Santa Clara zip codes that the three hypothetical lots being appraised are located.

Office Market

The Silicon Valley office market from early 2017 through 4Q-2023 was generally characterized by increasing vacancy rates, negative net absorption, and overall flat to slightly increasing average asking rental rates. The next table displays data from the Colliers International's 4Q-2023 Silicon Valley R&D Market Snapshot and its predecessor reports. The table includes statistics from the Silicon Valley market, the subject's submarket (Santa Clara), and the adjacent Sunnyvale submarket.

OFFICE STATISTICS



Sources: Colliers Market Reports

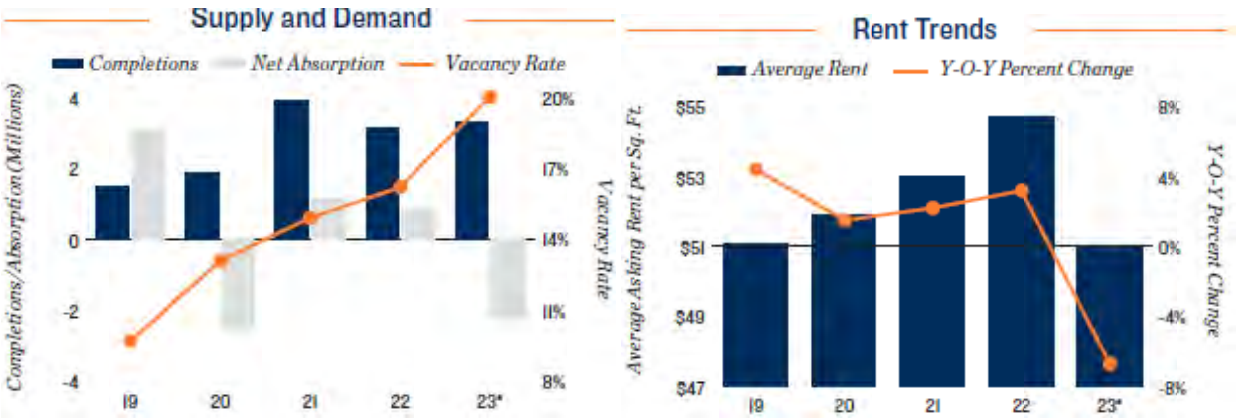
The data indicates that the office vacancy rate in Santa Clara generally decreased slightly from Q1-2023 through Q4-2023. The Silicon Valley market has been overall more stable with vacancy reported at 12.0% for Q4-2023,slightly down from the 12.5% rate in the third quarter 2023. The region's availability represents 20.8 million square feet of vacancy in 4Q-2023.

Cushman & Wakefield reported key 2023 lease transactions in the City of Santa Clara's included a new lease of 205,774 feet at 4555 Great America Parkway, Cambridge Industries lease renewal of 61,457 square feet at 2445 Augustine Drive, Arista Networks lease renewal of 149,608 square feet at 5453 Great America Parkway, and a lease renewal of 59,384 square feet at 5425 Stevens Creek Boulevard.

The average office asking rent in 4Q-2023 for the City of Santa Clara was $4.53/SF/Month on a Full Service expense basis, whereby taxes, insurance, maintenance, utilities, and janitorial expenses are bundled into the base rent. This is slightly more than the $4.45/SF/Month asking rate from one year ago.

Marcus & Millichap's 4Q-2023 Market Report shows that in the San Jose Metro area, which includes Santa Clara, office vacancyincreased. "A sizable increase in space available for sublease and several speculative deliveries placed upward pressure on vacancy."

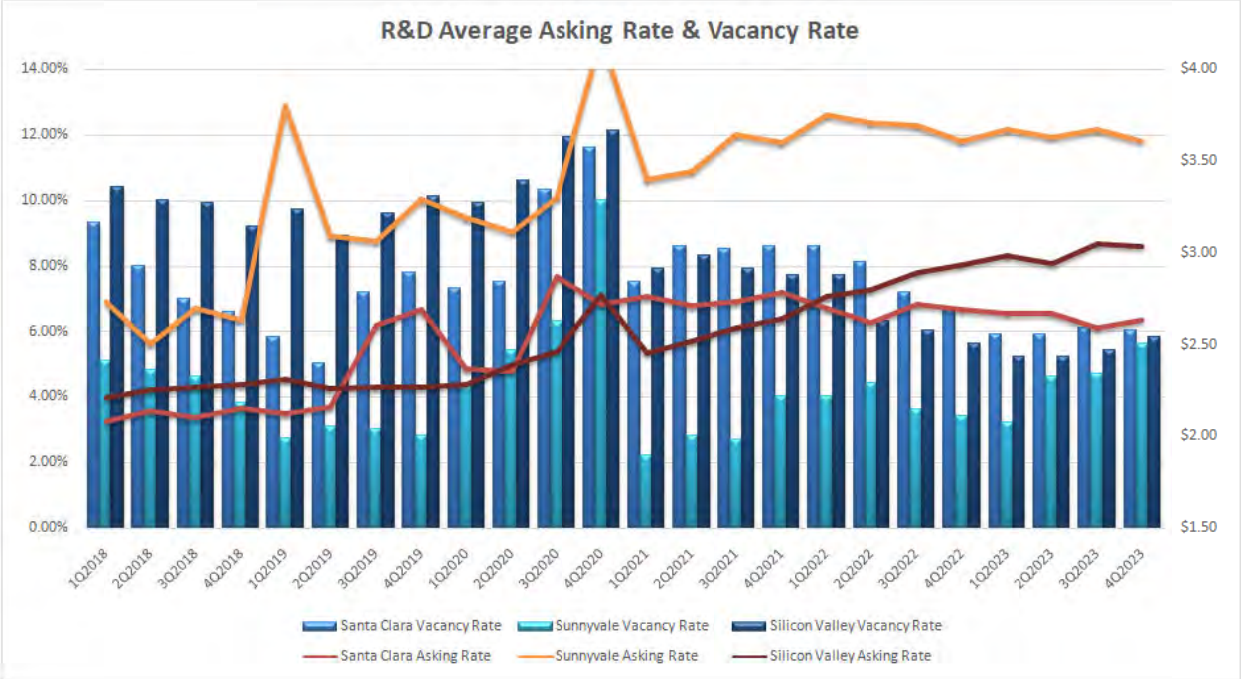
Marcus & Millichap reported the following trends in the San Jose Metro:



There are several office developments under construction in Silicon Valley and Santa Clara. Notable developments previously discussed in the City of Santa Clara include: Related California,and Kylli.

Research and Development (R&D) Market

The next table displays data from Colliers International's 4Q-2023 Silicon Valley R&D Market Snapshot and its predecessor reports.The table includes statistics from the Silicon Valley market, the subject's submarket (Santa Clara), and the adjacent Sunnyvale submarket.



Source: Colliers Market Reports

The next tables display data from CBRE's 4Q-2023 Silicon Valley R&D Market:



Source: CBRE

As shown above, Silicon Valley's R&D market experienced an overall increasing vacancy rate in 4Q-2023. Meanwhile, asking rents in Santa Clara have remained relatively stable from $2.67/SF/month in 1Q-2023 to $2.63/SF/month in 4Q-2023 on a NNN expense basis. A NNN expense basis in this market means the landlord is only paying for management of the account and reserves for replacement, while the tenant typically pays all other operating expenses.

CBRE reported in their 4Q-2023 Silicon Valley R&D Market that "The overall net absorption for the Silicon Valley R&D market closed Q4 2023 at negative 373,617square feet (sq. ft.) compared to negative 350,444 sq. ft. in Q4 2022. This marks the sixth consecutive quarter with negative net absorption, and a total of negative 2.42 million sq. ft. through 2023."

Retail Market

Cushman & Wakefield is a brokerage firm that publishes quarterly reports for the retail market in the San Jose metro area. They reported in their Q4-2023 *Marketbeat Silicon Valley Retail* that: As a result of the rise in layoffs at tech companies, Silicon Valley experienced an increase in unemployment rate from 2.6% in 2022 to 3.6% at the close of 2023. Despite this uptick, the number of jobs still saw a year-over-year (YOY) increase of 11,800, mainly fueled by growth in private education and health services, leisure and hospitality, and food services and drinking places. Inaddition, the median income households in Silicon Valley remains the highest in the country at $156,700, reflecting a 3.0% increase from the previous year. The population also showed a steady growth rate at 0.6%.

Spending Patterns

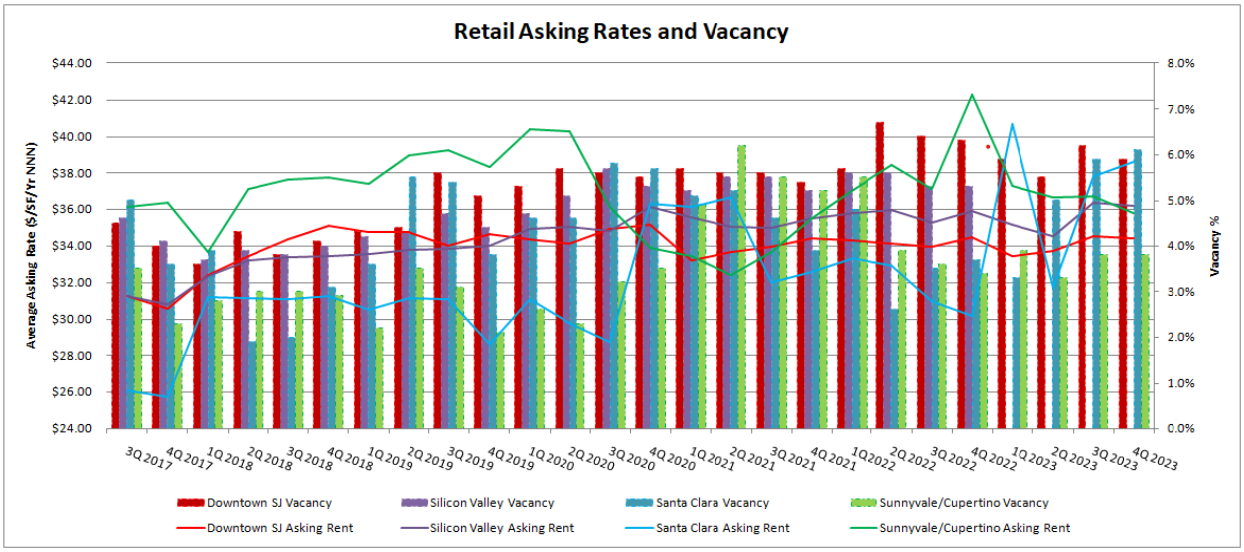
General market conditions for the retail real estate segment can be indicated by taxable retail sales. Typically, a market where taxable retail sales are increasing would be supportive of

additional retail development as existing retailers are willing to expand and new retailers are interested in entering the market. The converse is true when taxable retail sales are declining.

Average Asking Retail Rental Rates and Vacancy Rates

The Cushman & Wakefield Q4-2023*Marketbeat Silicon Valley Retail*reported that:The Silicon Valley retail market closed the year with the vacancy rate of 5.3%, down 20 basis points (bps) from 5.5% rate last quarter though the same as last year's figure. The total retail inventory in Silicon Valley remained at 37.5 million square feet (msf) at the end of 2023, leaving almost 2.0 msfof vacant retail space, which consisted of approximately 1.9 msf(96.1%) of direct space and approximately 77,900 sf (3.9%) of sublease space.

The chart below displays the average asking rental rate and vacancy for the Santa Clara submarket, Sunnyvale/Cupertino submarket, Downtown San Jose submarket and Santa Clara County (Silicon Valley Total) taken from Cushman Wakefield and its predecessor retail reports from 3Q-2017 onwards:



As indicated in the table above, the Santa Clara County retail market had an average asking rent of $3.01/SF/Mo NNN in 4Q-2023 which is a slight increase compared to $2.99/SF/Mo NNN in 4Q-2022. Neighborhood and community centers account for most of the vacancies in the market.In 4Q-2023 asking rents averaged $3.22/SF/Mo NNN in the subject's Santa Clara submarket which is a decrease compared to $3.39/SF/Mo NNN in 1Q-2023. In 4Q-2023 the retail vacancy rate in Santa Clara was reported at 6.1%. As discussed previously, several new projects in the city of Santa Clara include new supporting retail development.Subject's Santa Clara retail submarket inventory increased slightly from 2,544,591sq.ft. in 1Q-2023 to 2,570,471sq.ft. in 4Q-2023. Key lease transactions in 2023 include a new lease of 12,900sq.ft. at

1285 Homestead Road and a new lease of 40,000sq.ft. at 5201 Stevens Creek Boulevard (Stevens Creek Plaza).

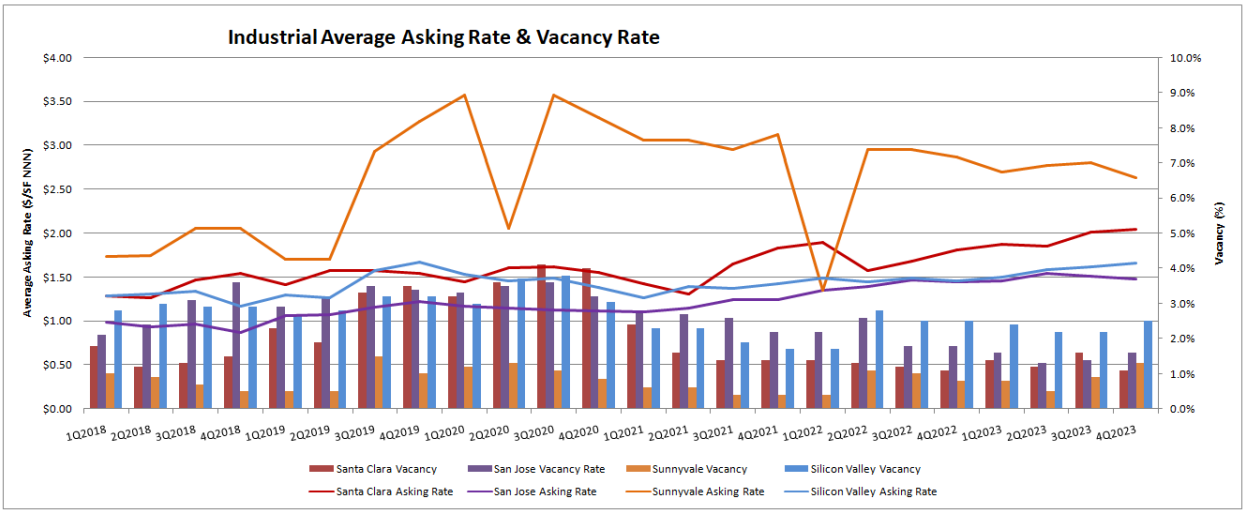
According to Marcus & Millichap's Hospitality Report for Midyear 2023 - *San Francisco Metro Area (which includes Santa Clara)*, "Over the near term, local room demand and revenue metrics are expected to remain well below their pre-pandemic marks in San Francisco due to the sector's reliance on tech-driven business travel and conventions, which have yet to return in full force. Still, the metro should record some improvements over the near term, albeit moderate. Across the international and domestic segments, more than 23 million visitors are expected to visit the area this year, a 5 percent increase over 2022."

Industrial Market Conditions

We referenced industrial (manufacturing) and warehouse market data from brokerages Cushman & Wakefield and Colliers International; we also interviewed local market participants for this report. Cushman & Wakefield reported in its *Marketbeat Silicon Valley Industrial Q4-2023*, that "The Bay Area has struggled to return to its pre-pandemic economic strength. Technology companies have been both a blessing and curse for the region, though more of the latter recently, with layoffs prevalent among Big Tech and startups. One bright spot is the recent push of many companies to mandate a hybrid work situation with at least some time during the week spent in office. All this fluidity in the workforce has caused tenants and landlords alike to pause and reassess space needs moving forward."

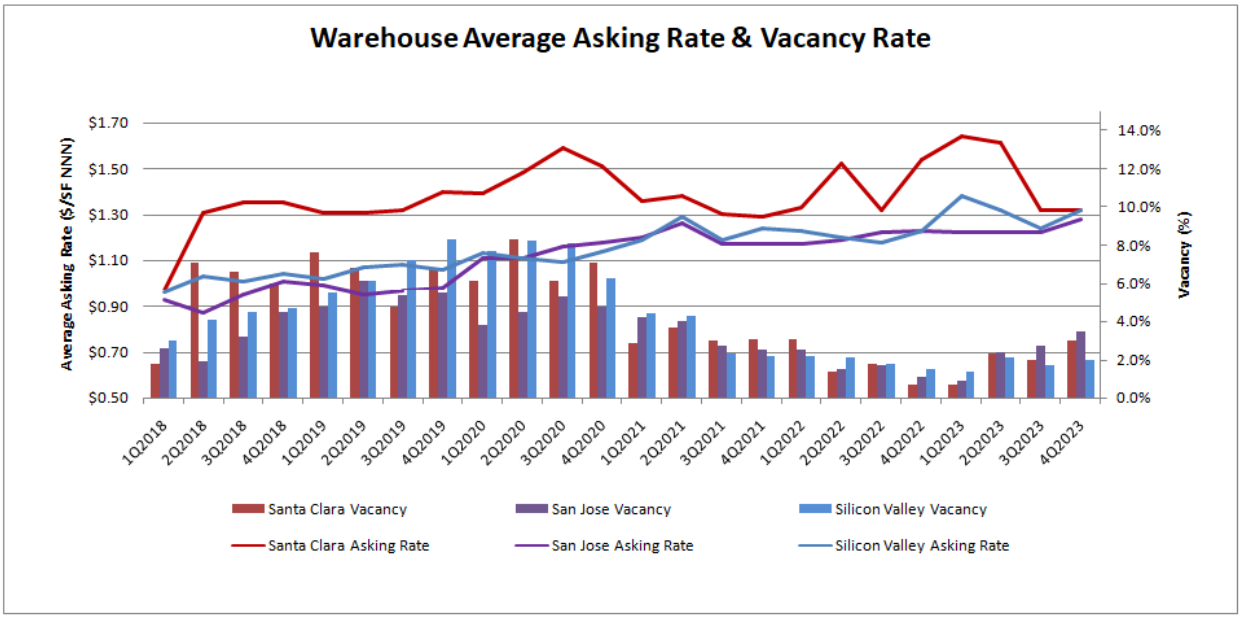
In their *Q4 2023 San Jose Silicon Valley Market Report* for industrial/warehouse properties, Collier's International reported "Silicon Valley's industrial market continued to see healthy leasing activity in Q42023. Gross absorption, the measure of the total volume of non-renewal lease and user-sales, recorded 593,138 square feet in the fourth quarter, down 40.8% from the previous quarter, but up 2.3% year-over-year."

The next chart shows industrial rental rate and vacancy trends since 1Q-2018 based on data from Colliers International. The chart shows generally stable to decreasing vacancy rates and slightly increasing asking rental rates in Santa Clara.



Vacancy rates for manufacturing were generally stable in Silicon Valley in 2023. A similar trend has played out in the Santa Clara submarket with some fluctuation, but a generally decreasing vacancy rate to the 1.1% range in both 4Q-2022 and 4Q-2023. However, manufacturing rental rates in Santa Clara continue to increase; the asking rental rate rose from $1.81/SF/month NNN in 4Q-2022 to $2.05/SF/month in 4Q-2023. Within Silicon Valley, the average asking rate for warehouse was$1.66/SF/month in 4Q-2023 compared to last year's rate of$1.46/SF/month.

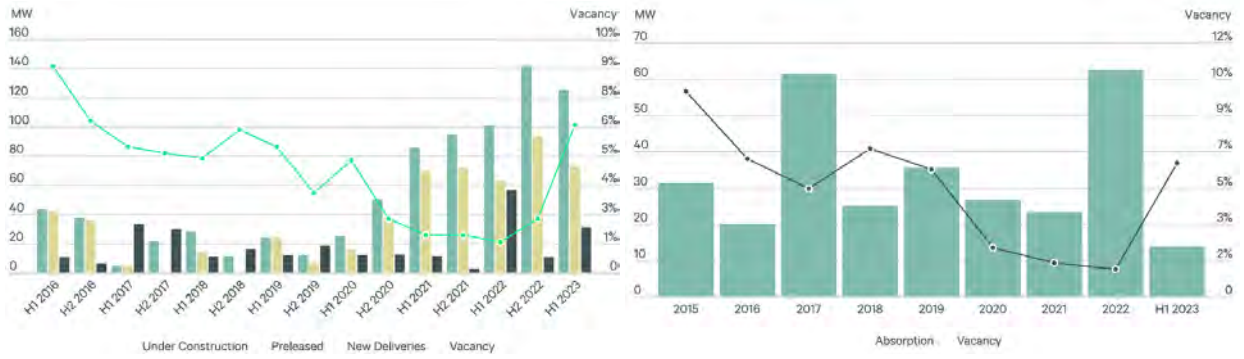
Warehouse data collected from Colliers International's *Silicon Valley Research & Forecast Report Q4 2023*and its predecessor reports are displayed in the next chart:



Warehouse vacancy rates in Silicon Valley have been fluctuating for several years with a slightlyincreasing vacancy rate of 2% in the 4Q-2023 compared to 1.5% in Q4-2022.Warehouse rental rates in Santa Clara are reported to havedecreased; the asking rental rate decreased from $1.54/SF/month in 4Q-2022 to $1.32/SF/month in 4Q-2023. Within Silicon Valley, the average asking rate for warehouse generally increased to $1.32/SF/month in 4Q-2023compared to last year's rate of $1.23/SF/month.

Data centers are one of the largest industrial occupancy groups in Santa Clara, due mostly to Silicon Valley Power, which has lower rates than elsewhere in the Bay Area. The rise of remote working reinforced the need and demand for data centers. We discovered several expansion plans and construction occurring on existing sites. There have been several land sales in recent years in Santa Clara that are proposed for new data centers. Market participants report that data center operators will pay a premium for a larger site in Santa Clara.Two (data center) sites in Santa Clara were sold in 2021 (see Industrial Land Comparables I-1 and I-2, these are the most recent industrial sales that we uncovered and confirmed).One additional transaction at 2315 Mission College Boulevard in Santa Clara (not included in the sales grid) is also a data center land sale that was reported to have been purchased by Amazon Data Services Inc. The 7.04 acre site reportedly sold for $51,817,500 or $168.97sq.ft. of land area. This sale could not be fully confirmed but was reported to have closed escrow on January 4, 2022.

CBRE's U.S. Data Center Trends report for the 1H 2023(September 2023) indicated the following market changes in Silicon Valley's data center market:



Limited land and ability to deliver power has caused some providers to explore options beyond Santa Clara in neighboring markets like San Jose and the East Bay Area. The city of Santa Clara is power constrained. Developers have been land-banking available sites while waiting for power delivery. Some of the current projects in the city of Santa Clara include the following: 2805 Bowers Avenue is currently pending review. The project requires a General Plan Amendment, Use Permit and Architectural Review to demolish the existing approximately 104,000 square foot 2-story building and construct a new 4-story 244,068 square foot data center with a substation. The proposal also involves a lot line adjustment.3060 Raymond Street is currently

pending review. The proposal is to convert an existing 24,422 square foot, two-story industrial building to a 9 megawatt data center. The project requires a Use Permit and Architectural Review to allow for the change in use and alterations to the building, surface parking area, site landscaping. The project includes interior and exterior improvements to the building, the installation of five 2,000 kilowatt back-up diesel generator and six closed-circuit cooling towers, and frontage improvements.2905 Stender Way is currently under construction. The project required rezoning from Planned Development (PD) to Light Industrial (ML), Architectural Review and Minor Modification to increase the height to 85' and reduce the parking space requirements of a 3.8-acre project site. The site is bounded by Central Expressway to the south, Stender Way to the west, adjacent buildings to the north, and San Tomas Aquino Creek to the east. Project includes demolition of the existing single-story buildings, and construction of a four-story, 246,660 square-foot data center building.1200 Memorex Drive Data Center is currently under construction. The project is the development of a four-story 472,920 square foot data center building with an attached six-story 87,520 square foot ancillary use office and storage component, for a combined square footage of 560,440, along with the associated electrical substation, paved parking areas and landscaping. The data center building would be approximately 85 feet in height, with additional screening features extending to a height of 99 feet. The data center portion of the building would house computer servers for private clients in a secure and environmentally controlled structure and would be designed to provide 60 megawatts (MW) of information technology (IT) power.2600 De La Cruz Blvd - Sequoia Data Center Project is currently pending review to construct a 703,450 square-foot, four-story data center, backup generating facility with a generation capacity up to 96.5 megawatts (MW), surface parking, landscaping and site improvements. There is a Modification to increase the maximum building height from 70 feet to 85 feet and decrease parking requirement to one space per 5,000 square feet of gross floor area. The site was previously developed with a one-story recycled paperboard mill and warehouse. The site is currently vacant and unpaved.

Residential Market Conditions

The National Association of Home Builders, reported;Mortgage rates well under 7% over the past month have led to a sharp increase in builder confidence to begin the new year.

Builder confidence in the market for newly built single-family homes climbed seven points to 44 in January, according to the National Association of Home Builders (NAHB)/Wells Fargo Housing Market Index (HMI) released today. This second consecutive monthly increase in builder confidence closely tracks with a period of falling interest rates.

"Lower interest rates improved housing affordability conditions this past month, bringing some buyers back into the market after being sidelined in the fall by higher borrowing costs," said NAHB Chairman Alicia Huey, a custom home builder and developer from Birmingham, Ala. "Single-family starts are expected to grow in 2024, adding much needed inventory to the market.

However, builders will face growing challenges with building material cost and availability, as well as lot supply."

"Mortgage rates have decreased by more than 110 basis points since late October per Freddie Mac, lifting the future sales expectation component in the HMI into positive territory for the first time since August," said NAHB Chief Economist Robert Dietz. "As home building expands in 2024, the market will see growing supply-side challenges in the form of higher prices and/or shortages of lumber, lots and labor."

The California Association of Realtors (C.A.R.) published their December Home Sales and Price Report in mid-January 2023. The report notes that closed escrow sales of existing, single-family detached homes in California totaled a seasonally adjusted annualized rate of 224,000 in December, according to information collected by C.A.R. from more than 90 local REALTOR® associations and MLSs statewide. The statewide annualized sales figure represents what would be the total number of homes sold during 2023 if sales maintained the December pace throughout the year. It is adjusted to account for seasonal factors that typically influence home sales.

December's sales pace was essentially unchanged from the revised 223,940 homes sold in November and was down 7.1 percent from a year ago, when a revised 241,070 homes were sold on an annualized basis. Sales of existing single-family homes in California have been below the 300,000 threshold since September 2022 and will likely stay below that level in the first quarter of 2024. While the deceleration in the year-over-year loss was due primarily to the low level of pending sales recorded a year ago, the slowdown could be a sign that the market is turning the corner, especially since rates in the past couple of weeks have remained well-below the recent peak recorded in late October. For the year as a whole, the state recorded an annual sales level of 257,630, a decline of 24.8 percent from the revised sales level of 342,530 reported in 2022. The annual sales decline in 2023 was the biggest drop in existing home sales in California since 2007.

"The housing market had a tough year in 2023 as a shortage of homes for sale and high costs of borrowing continued to have a negative impact on housing inventory and demand," said 2024 C.A.R. President Melanie Barker, a Yosemite REALTOR®. "With mortgage rates expected to come down in the next 12 months, home sales will bounce back as buyers and sellers return to a more favorable housing market. Home prices should see a moderate increase in 2024 as well."

While California's statewide median price dipped 0.3 percent from November's $822,200 to $819,740 in December, it posted its largest year-over-year gain since May 2022. The December median home price rose 6.4 percent from a revised $770,490 recorded a year ago. With mortgage rates softening since mid-October, home prices will likely maintain their upward momentum, and the market should continue to observe a mid- to single-digit, year-over-year growth rate in California's median price in at least the early part of 2024. For 2023 as a whole, California's

median home price slipped 0.6 percent to $813,980 from 2022's $818,900 figure but is expected to climb to $860,300 in 2024.

"Easing inflationary pressure and a soft economic outlook suggest that we will see some interest rate cuts in the upcoming year, which bode well for a housing market recovery," said C.A.R. Senior Vice President and Chief Economist Jordan Levine. "With rates declining to a 7-month low in late 2023, Americans are feeling more positive about the market, and we could begin to see some increase in market activity at the start of the year. The improvement is expected to be gradual as tight housing supply will remain the norm in 2024."

Regional Housing Market

The Standard & Poor/Case-Shiller Home Price Index measures the average change in value of residential real estate given a constant level of quality and reflects single-family housing. It is sometimes referred to as a repeat sale index. The next chart indicates that the index for the subject's San Francisco Metropolitan Area increased about 2.0% from 342.977 in November 2022 to 350.092 in November 2023, or about 0.17%/month, echoing the builder sentiment evident in the Housing Market Index.



Source: S&P Dow Jones Indices LLC

The State of California Department of Finance (DOF) compiles statistics on total housing units in both the cities and counties of California. Based on DOF statistics, Santa Clara County had a total housing supply of 701,539units as of January 1, 2023. This represents an increase of housing units over the 696,489 units as of January 1, 2022.

According to the Association of Bay Area Governments (ABAG)[4] Projections 2040 report (most recent report), in 2015, Santa Clara County had a total of 648,900 households. ABAG projects that in 2030, the number of Santa Clara County households will have increased by a compounded annual increase of 1.04 percent, to 757,690 or an average of 7,253 households per year. As such, the demand for housing (i.e. households) is projected to increase at a considerably higher pace than that of housing supply.

In the City of Santa Clara, the DOF reported a total of 53,370housing units as of January 2023. This represents an increase of housing units from the 52,000housing units as of January 2022.

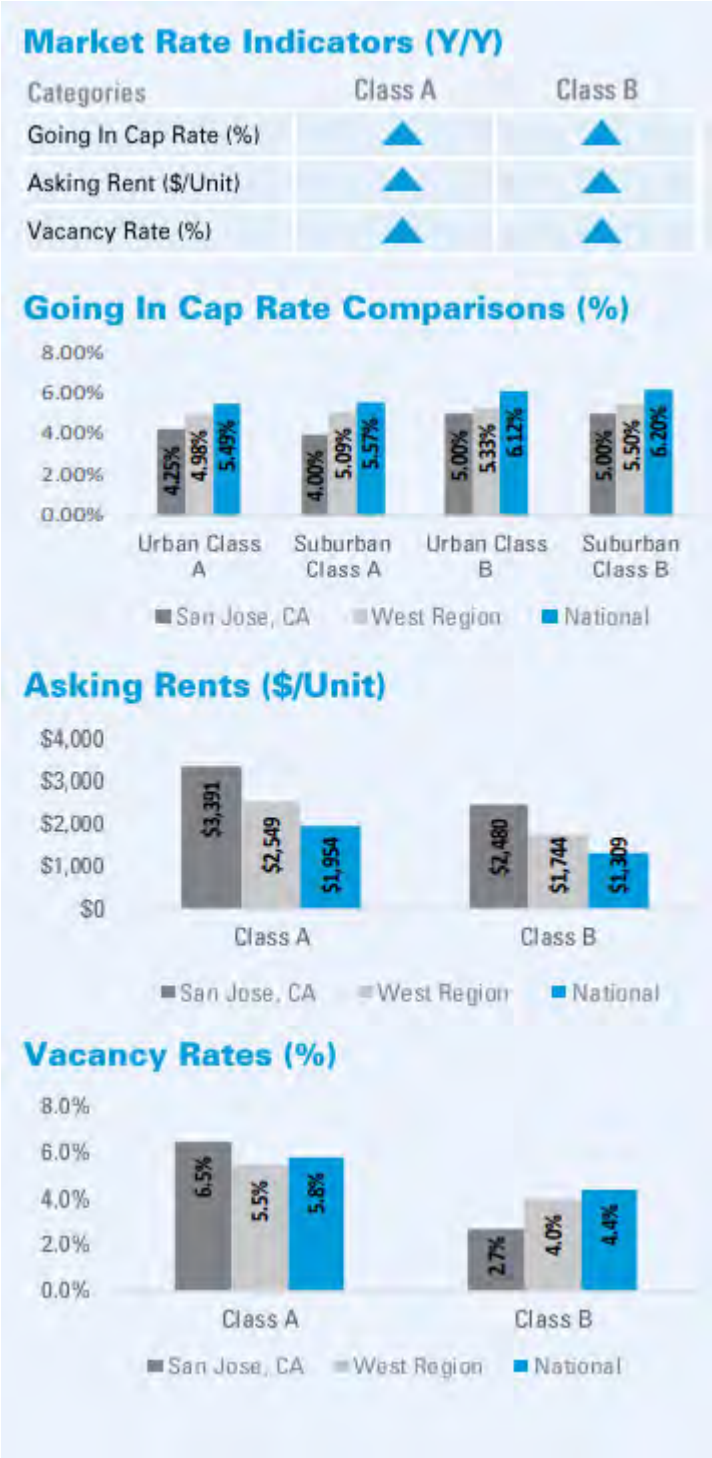
According to ABAG's Projections 2040 report, in 2015, the City of Santa Clara had a total of 49,685 housing units. This statistic is projected to increase to 52,675 housing units by 2030, a compounded annual rate of 0.39%, or an average increase of 199 housing units per year. Based on the most recent two year and 10-year periods, the City has exceeded ABAG's projections.

Local Multifamily Market

According to Integra Realty Resources Viewpoint 2024 San Jose Multifamily Annual Report, "The Silicon Valley is a hub for tech employment in the nation, and despite some recent layoffs, a dominant tech presence is expected to be maintained. Tech giants such as Google and Apple continue to expand in the region, creating high-income job growth and additional demand for housing. The region is one of the highest-priced housing markets in the nation, both for renters and homeowners, and though there is a significant gap in affordability between the two, forcing most new households to rent rather than purchase a home. The market experienced a slowdown during the pandemic as remote working environments allowed renters to relocate to more affordable markets. The most expensive submarkets experienced the greatest occupancy loss and rent decline. However, improvement began in 2021 and conditions reached pre-pandemic levels by mid -20022. Strong demand prompted developers towards new construction activity with roughly 8,000 units reported to be underway. This represents among the highest volume in over a decade. Activity is concentrated in Sunnyvale, Mountain View, Downtown San Jose and Santa Clara."

Integra Realty Resources Viewpoint 2024 San Jose Multifamily Annual Report summary is displayed in the following charts:

[4] Association of Bay Area Governments is the official comprehensive planning agency for the San Francisco Bay Area region.



Source: Integra Realty Resources Viewpoint 2024 San Jose Multifamily Annual Report

According to a CoStar report on the local multifamily market, “Heading into 2024, demand in San Jose's multifamilymarket is softening, as evidenced by falling totals of netabsorption in the second half of 2023. High interest ratesand economic uncertainty in the face of tech layoffs

andbank failures have reduced tenant demand, and whilevacancy has stayed relatively low, rent growth hasslowed, as landlords focus on tenant retention over rentincreases.

The structure and characteristics of the San Josemultifamily market derive from the success and growth ofthe technology-based economy of Silicon Valley. Theimpressive growth of this sector over the past 30 yearshas driven large increases in employment and incomeand generated strong growth in housing demand. Oneconsequence of the region's success is that housing inSan Jose is among the costliest in the nation. Apartmentrents are the third highest, after San Francisco and New York, while for-sale housing is out of the reach of many residents."

Local Single-Family Market

According to the City of Santa Clara General Plan, an estimated 28,500 new jobs will be created and the population will grow by 32,135 people in the City between 2010 and 2035. The General Plan forecasts that 13,222 new housing units will be needed during that same period, based on an estimated household size of 2.5 people. The General Plan also states that household growth in the City has been much slower than the rest of Santa Clara County due to the lack of vacant residential land. Therefore, in order to meet future housing needs, construction of new housing will primarily occur through the redevelopment of existing sites.

Among the 53,370 housing units (January 2023) in Santa Clara, as reported by the DOF, the single-family(attached and detached) market represents about 24,760 or about 46% of the totalhousing units in Santa Clara.

CoreLogic is a national real estate, mortgage, consumer, and specialized business data provider. DQ Newshas in the past tracked theannual median home price for all homes (single-family, condo, and townhouse), including new construction, in the City's three ZIP code areas through 2021. As the DQ News reports are no longer available, all of 2022 and 2023year end summary data was obtained from MLS Listings and does not include all new construction.

	2018 Year End Summary Sales							
Community	**Zip**	**Sales**	**% Chg**	**Median Price**	**% Chg**	**High Price**	**$/SqFt**	**% Chg**
Santa Clara	95050	380	-0.5%	$1,184,500	24.4%	$2,609,000	$887	25.0%
Santa Clara	95051	484	-16.6%	$1,358,000	17.0%	$2,800,000	$934	14.7%
Santa Clara	95054	185	-25.4%	$1,250,000	23.3%	$2,400,000	$799	13.9%

	2019 Year End Summary Sales							
Community	**Zip**	**Sales**	**% Chg**	**Median Price**	**% Chg**	**High Price**	**$/SqFt**	**% Chg**
Santa Clara	95050	332	-12.6%	$1,200,000	1.3%	$2,350,000	$837	-5.6%
Santa Clara	95051	461	-4.8%	$1,300,000	-4.3%	$2,400,000	$860	-7.9%
Santa Clara	95054	162	-12.4%	$1,140,000	-8.8%	$2,450,000	$748	-6.3%

	2020 Year End Summary Sales							
Community	**Zip**	**Sales**	**% Chg**	**Median Price**	**% Chg**	**High Price**	**$/SqFt**	**% Chg**
Santa Clara	95050	301	-9.3%	$1,200,000	0.0%	$2,780,000	$834	-0.4%
Santa Clara	95051	614	33.2%	$1,400,000	7.7%	$2,200,000	$869	1.0%
Santa Clara	95054	160	-1.2%	$1,175,000	3.1%	$2,090,000	$774	3.5%

	2021 Year End Summary Sales							
Community	**Zip**	**Sales**	**% Chg**	**Median Price**	**% Chg**	**High Price**	**$/SqFt**	**% Chg**
Santa Clara	95050	441	46.5%	$1,289,500	7.5%	$3,218,500	$858	2.9%
Santa Clara	95051	855	39.3%	$1,490,000	6.4%	$3,180,000	$912	5.0%
Santa Clara	95054	242	51.3%	$1,255,000	6.8%	$2,900,000	$794	2.6%

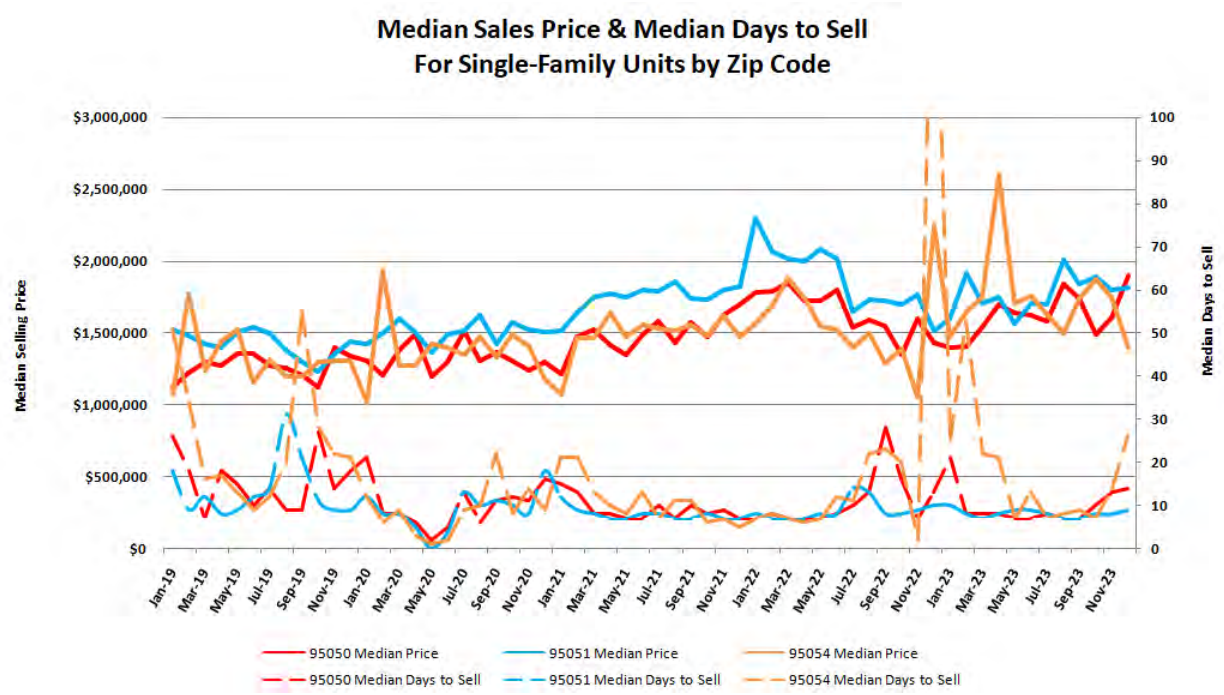
	2022 Year End Summary Sales							
Community	**Zip**	**Sales**	**% Chg**	**Median Price**	**% Chg**	**High Price**	**$/SqFt**	**% Chg**
Santa Clara	95050	258	-41.5%	$1,472,500	14.2%	$3,650,000	$1,024	19.4%
Santa Clara	95051	483	-43.5%	$1,630,000	9.4%	$3,500,000	$1,119	22.7%
Santa Clara	95054	138	-43.0%	$1,278,044	1.8%	$3,330,000	$887	11.7%

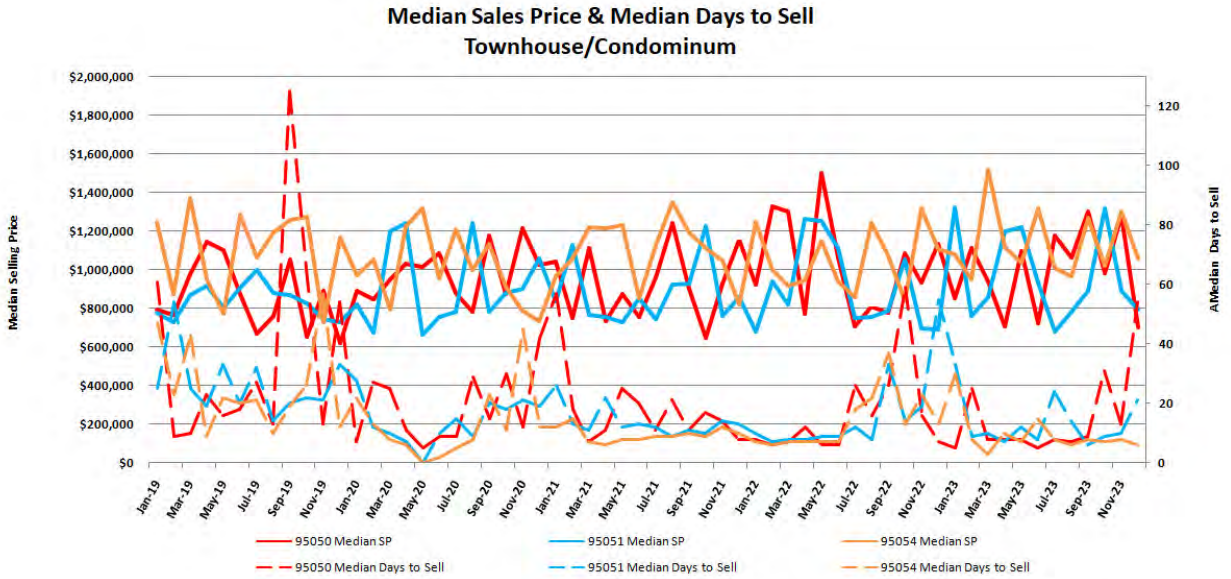
	2023 Year End Summary Sales							
Community	**Zip**	**Sales**	**% Chg**	**Median Price**	**% Chg**	**High Price**	**$/SqFt**	**% Chg**
Santa Clara	95050	204	-20.9%	$1,472,500	0.0%	$3,600,000	$1,007	-1.7%
Santa Clara	95051	299	-38.1%	$1,600,000	-1.8%	$3,030,000	$1,102	-1.5%
Santa Clara	95054	94	-31.9%	$1,377,500	7.8%	$3,180,000	$888	0.1%

The data above indicates that zip code 95051 consistently has the highest median price among Santa Clara's zip codes. Zip code 95050 had the second highest median in most years. The $/SF indicator shows that 95051 has higher prices than 95050, which both have higher prices than 95054. The data indicates that median prices were increasing in 2018, stabilizing in 2019 and 2020, increasing in both 2021 and 2022, and relatively stable to slightly increasing in 2023. By the end of 2023, compared to the previous year, median prices had increased about 0.0% per year in 95050, decreased about -1.8% per year in 95051 and increased about 7.8% per year in 95054.

The $/SF indicators showed an overallincreasing trend from 2020 to 2023. The total number of sales indicator showed an overall decreasing rate from 2022 to 2023 in all three zip codes.

The following tables depict the median price trend by zip code over the 60 months ending December 2023 for single family homes and common interest developments (townhouse/condos) in the three zip codes of the City of Santa Clara using closed sale data obtained by MLSlistings.com:





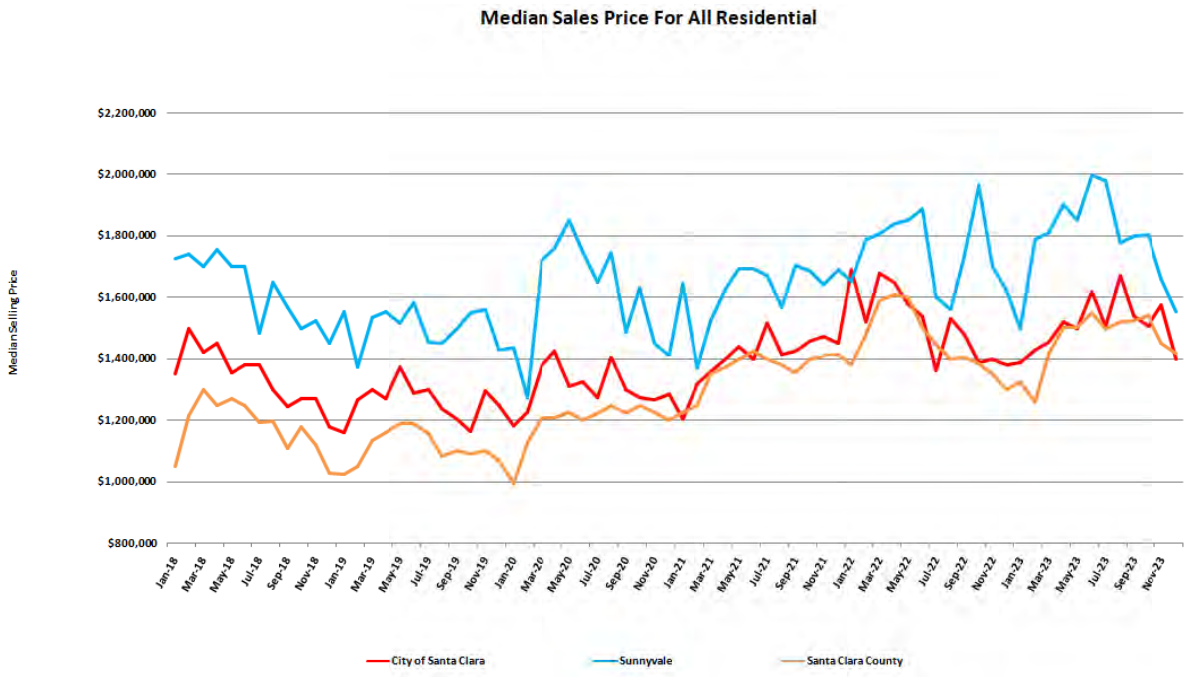
As shown above, market data derived from the local MLS shows that prices were oscillatingup and down over the 60 months ending December 2023. However, prices for single family homes were generally relatively stable to slightly increasing in 2023. In addition, the median days to sell increased in the last half of 2023.

We note that DQ News/CoreLogic data includes resales and new construction, while MLS typically does not include all new construction. This is because builders often do not use MLS to market their homes, using their in-house marketing efforts instead. The following tables show the annual and 2-year change for all housing types over the last three Decembers, according to the MLS:

Median Sales Price						
Housing Type	**Zip Code**	**2021**	**2022**	**2023**	**% Change per Month Last 12**	**% Change per Month Last 2 Years**
SFR, Condo, & Townhouse	95050	$1,350,000	$1,472,500	$1,472,500	0.00%	0.38%
	95051	$1,550,000	$1,650,000	$1,600,000	-0.25%	0.13%
	95054	$1,290,000	$1,278,044	$1,377,500	0.65%	0.28%
Source: Local MLS						

The data in the above table supports the opinion that 95050 and 95054 generally rate inferior to 95051. The data also indicates that median selling prices are higher in all three zip codes compared to 2021, but stablein 95050, slightly lower in 95051, and slightly higher in 95054 over the last 12 months.

The next table using MLS statistics shows the monthly median change in selling prices in Santa Clara, adjacent Sunnyvale, and the larger Santa Clara County market since the start of 2018:



As the table above indicates, median selling prices were rising in the spring of 2018, receded until early 2019, were more stable through the end of 2019, but then increased sharply in the

early part of 2020 through the spring of 2020. Prices were generally stable over remainder of 2020 in Santa Clara and Santa Clara County but declined in Sunnyvale. The median selling prices for each of these three areas generally increased throughout 2021 and the first half of 2022. Prices were generally trending downwards in last half of 2023, as a result of higher interest rates.

Conclusions

The *Winter 2024 Allen Matkins/UCLA Anderson Forecast California Commercial Real Estate Survey*reports "For developers in the office sector, the rationalization of existingoffice space and a return-to-the-office are going to bekey elements in deciding where and when to invest."“The forecast is for at least three more years of declining rents and occupancy rates."

Commercial (retail and office) properties exhibitedmixed indications due to the pandemic in 2021. Some retail is doing fine, butthe hospitality/leisure/entertainment industries remain depressed. Office demand appears in limbo as many employees may or may not fully return to offices, particularly among tech companies. Based on discussions with market participants, general market conditions and the sales data we analyzed, we applied a market conditions rate of change to the commercial land sale comparables usedofnegative 0.75% per month from the start of 1Q-2020 through 4Q-2021. For the year2022 and 2023 prices were more stable for commercial and did not warrant adjustment.

In prior years, industrial(and warehouse) market statistics indicated that rental rates had been trending upwards, whilevacancy rates generally stabilized near5%. Market participants opined that selling prices werealso increasing, especially for large sites suitable for data centers.The increase in industrial value is supported by an improved paired sale at 3600 Peterson Way in Santa Clara that sold in October 2016 for $30 million and again in June 2019 for $37 million, which indicates a straight-line increase of about 0.72% per month for this 75,800 square foot building on an approximate 5.42-acre site. 1623 S 10th Street in San Jose sold for $3,000,000 in August 2018 and again for $3,801,000 in October 2020, indicating a straight-line increase of about 1.0% per month. Based on changing rents and prices, we concluded that competing industrial land prices were increasing at the rate of about 0.75% per month from the date of sale of the comparablesthrough Q4-2020, with no additional adjustment in 2021, 2022 or 2023.

Santa Clara (and the Bay Area in general) is an undersupplied housing market. Demand for housing is expected to continue in the long-term, with increased demand for higher density housing options, a result of the scarcity of developable land and the more affordable nature for prospective buyers/renters.

Market data and market participants report that residential prices declined in the latter part of 2018 and were stable overall during 2019. In 2020, the residential market showed different

trends depending on property type. The residential market generally saw greater demand for detached residential over the course of 2020 and 2021 as buyers looked to have more indoor/outdoor space since they began spending a greater proportion of time at home. Meanwhile, condominiums and apartments experienced a slower market during 2021. Comparing just the December 2022 city of Santa Clara overall median residential sales price to the December 2021 overall median residential sales price, MLS Listings shows a decline of 4.83% year or a decreasing rate of change of about .40% per month. However, comparing just the December 2023 city of Santa Clara overall median residential sales price ($1,400,000) to the November 2022 overall median residential sales price ($1,400,000) indicates that no adjustment is necessary for 2023. Based on the market reports cited above, sales data analyzed, and market participant interviews, for the very low-density residential land sales used in the following analysiswe applied an increasing rate of change of 0.25% per month from the start of 2020 through the fourth quarter 2020, an increasing rate of change of 1.00% per month from the start of 2021 through the fourth quarter 2021, and an decreasing rate of change of 0.40% per month from the start of 2022 through the fourth quarter 2022. We conclude no market change is warranted during 2023 for this property type.

For the high-density land sales, median sale prices oscillated somewhat and multifamily rents stagnated or declined during 2021. Rent growth picked back up in the first half of 2022. However, CoStar's Santa Clara Multi-Family report showed stagnating rent growth in the second half of 2022. CoStar reported; "Challenging economic conditions over the past 12 months, including high inflation, rising interest rates, and layoff concerns, have dampened tenant demand." "While expensive in comparison to most other areas of the country, many renters in San Jose have few alternative options for housing. Median home prices have more than doubled over the past decade, and with mortgage rates at around 7%, the monthly cost of homeownership is substantially more expensive than renting.As the metro area is geographically constrained, commutes to areas with lower-priced homes are time consuming and arduous. As a result, many Silicon Valley workers are willing to pay high rental rates for lower grade multifamily units near suburban office campuses." Over the longer term, rent growth in Santa Clara has averaged 3.6% annually over the past decade. We conclude no market change is warranted during 2019, 2020 and 2021.A 3.6% annual market change is applied during 2022. We conclude no market change is warranted during 2023 for this property type.

LAND USE ORDINANCES

Since we are analyzing hypothetical lots, we supposed that each use would be based on its appropriate General Plan designation. The appropriate zoning category for each hypothetical use was not a critical factor as the General Plan is the long-term planning tool used by the City. Furthermore, comparable land sale transactions typically sell based on their intended use, which is supported by the General Plan in almost all cases. The City's Phase II Land Use map is in

effect and is intended to guide land uses for the years 2015-2025.Compared to Phase I, it expands the areas within the city where mixed-uses and higher-density residential is allowed.We supposed the following General Plan designations for each hypothetical use:

Use of Hypothetical Lot	General Plan
Very Low Density Residential	Very Low Density Residential
Low Density Residential	Low Density Residential
Medium Density Residential	Medium Density Residential
High Density Residential	High Density Residential
Commercial	Regional Commercial
Industrial	Light Industrial

HIGHEST AND BEST USE

Westudied the legally permissible, physically possible, financially feasible, and maximally productive uses of each hypothetical lot. We considered prevailing market conditions and recent development trends.As indicated in the market conditions section, except for retail/hospitality/office, each product type is generally experiencing increasing or stable prices and stabilizing vacancy rates. These are indications that the highest and best use is to construct the legally permissible product for each respective property type. However, forthe commercial use, since many retail and office projects are on hold, construction would not likely be undertaken until the market improves, unless preleased or a build-to-suit is procured. Therefore, the highest and best use for the hypothetical commercial use would be to hold for future development of a commercial building until the market improves, unless preleased or a build-to-suit. We concluded to the following components of property uses for the highest and best use of the hypothetical lot based on the overall market and the instruction of the Client:

Use of Hypothetical Lot	Highest & Best Use
Very Low Density Residential	Very Low Density Residential
Low Density Residential	Low Density Residential
Medium Density Residential	Medium Density Residential
High Density Residential	High Density Residential
Commercial	Hold for Development of a Commercial Building
Industrial	Industrial Building

Weapplied a hypothetical condition that each of these uses was allowed on the hypothetical subject lot.

For this analysis and based on the marketand the City's General Plan, we concluded the most reasonable density to support the residential uses was about the midpoint or nearer the high end of the allowed density ranges (based on ever-increasing density proposals/approvals):

- 10 dwelling units per gross acre (DU/AC) for Very Low-Density Residential;
- 13 dwelling units per gross acre (DU/AC) for Low-Density Residential;
- 30 DU/AC for Medium-Density Residential; and
- 45 DU/AC for High-Density Residential.

For Very Low-Density Residential, which allows up to 10 DU/AC, we concluded that the most likely subdivision for a hypothetical one acre of land would support a subdivision at the high of this range, or 10 DU/AC. This is because the scarcity of land requires ever increasing densities to make projects financially feasible.

The likely commercial use would be an office building, but only if preleased or a build-to-suit. The likely industrial use would be a data center, flex, light industrial building or some type of interim contractor storage yard with minimal building improvements.

APPRAISAL PROCESS

The appraisal profession has generally relied upon three traditional approaches in estimating the market value of real property.These are the *Income Capitalization Approach*, the *Sales Comparison Approach*, and the *Cost Approach*.While all three approaches are always considered in a valuation assignment, all three are not always applied.The quantity and quality of available data and the applicability of each approach relative to the value being sought are important factors in reconciling to an opinion of value.

Market value was estimated using the sales comparison approach.The income capitalization approach is seldom used when valuing land. The cost approach did not offer substantial insight into this estimate of market value since there are no building improvements.Sellers, buyers, and our peers in this market rarely rely on the cost and income capitalization approaches when offering, purchasing, or valuing properties similar to the hypothetical subjectlots.Therefore, we did not undertake a cost or income capitalization approach.

Following we estimated the value of a hypothetical one-acre lot under each use scenario described above, as if located within the 95050 zip code, since the most data was discovered in this zip code. Next, we applied the weighted average of the highest and best land use component,

based on the percentage of total land area associated with the different property types (as described above) that sold in the City of Santa Clara in the 12 months prior to the date of value (as reported by Old Republic Title Company). Lastly, we applied any necessary locational differences from the 95050 zip code conclusion to arrive at the appropriate average lot value in the 95051 and 95054 zip codes.

AVERAGE VALUE ESTIMATE IN 95050 ZIP CODE

Very Low-Density Land Value

The writers examined data that was discovered by: talking to brokers, agents, property owners, and market participants from within the subject market; reviewing DataTree.com, MLSlistings.com, and CoStar.com databases for recent sales; and searching Loopnet.com and broker databases for current listings. We also reviewed development reports provided by the planning departments of Santa Clara and other nearby cities.

As stated above, for the very low-density value component, we assumed a density of 10 dwelling units per acre, at the high end of the allowed range under the Very Low-Density General Plan designation, which allows up to 10 dwelling units per acre. We searched for competing sales and listings of properties throughout Santa Clara and adjacent cities which were intended for development with residential densities less than 25 dwelling units per acre and that closed escrow over the last three years. We first analyze the subject hypothetical one-acre site located in zip code 95050 since more appropriate sales from this zip code were discovered. The sales we found most comparable are displayed on the following adjustment grid. The adjustment grid serves two purposes. First, it presents data, analysis, and conclusions about the subject and comparables in a way that facilitates comparison. Second, it presents the data in a format whereby the reader can follow the writers' adjustment process.

A parcel map for each comparable sale is displayed in the Addenda. Selling prices were verified using our summary transcript of the public record and conversations with selling and listing brokers/agents, sellers, and/or buyers when possible. A map showing the location of these comparables is displayed in the Addenda.

VERY LOW DENSITY COMPARABLE LAND SALES								
ELEMENT OF ADJUSTMENT	**SUBJECT**	**COMPARABLE VLD-1**	**COMPARABLE VLD-2**	**COMPARABLE VLD-3**	**COMPARABLE VLD-4**	**COMPARABLE VLD-5**	**COMPARABLE VLD-6**	**COMPARABLE VLD-7**
ADDRESS	Average Street Santa Clara	2303 Gianera Street Santa Clara	159 Brookside Avenue Santa Clara	3159 Butte Street Santa Clara	Fillmore Street Santa Clara	20860 McClellan Road Cupertino	4249 Cheeney Street Santa Clara	Hanson Avenue San Jose
APN		104-06-037	303-22-028	290-04-044	104-10-077	359-20-030	104-12-025 & 026	303-41-018
SELLER		Jose Trinidad Nuno	Domingo 1992 Revocable Trust	Wallis 1983 Family Trust	Manisha Kamal Sitlani	District McClellan LLC	Marlene Munson Rebello	RROCA LLC
BUYER		Gianeral ST Estate LLC	Ranjan Trust, et al	Cheng C & Tsai L Chen	Vnus Investment Group LLC	Alphamcclellan LLC	Maruti Builders LLC	Bakhtiari Family Trust
DOCUMENT NUMBER		25354706	24597855	24420940	25490941	25525850	25297169	25326305
VERIFICATION SOURCE		Broker, MLS, Public Record	Broker, MLS, Public Record	Broker, MLS, Public Record	Broker, MLS, Public Record	Broker, MLS, Public Record	Broker, Subscription Svcs, Public Record	Broker, MLS, Public Record
ASSESSMENT BONDS		None	None	None	None	None	None	None
NUMBER OF UNITS	10	4	2	2	4	6	8	4
SALE / *LISTING* PRICE		$2,443,000	**$1,325,000**	**$1,600,000**	**$1,190,000**	**$9,300,000**	**$2,650,500**	**$1,800,000**
SALE / OFFERING PRICE PER SF		**$145.42**	**$96.72**	**$110.92**	**$126.93**	**$168.11**	**$119.31**	**$119.05**
TRANSACTIONAL ADJUSTMENTS								
REAL PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
ADJUSTMENT		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
FINANCING TERMS		Conventional	Conventional	All Cash	All Cash	All Cash	All Cash	All Cash
ADJUSTMENT		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
CONDITIONS OF SALE		Arm's-Length	Arm's-Length	Arm's-Length/Improvement Value	Arm's-Length	Arm's-Length	Arm's-Length	Arm's-Length
ADJUSTMENT		0.00%	0.00%	-9.38%	0.00%	0.00%	0.00%	0.00%
EXPENDITURES AFTER SALE		Demolition Offset	Demolition Offset	None	None	None	None	None
ADJUSTMENT		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
CLOSE OF ESCROW		August 8, 2022	September 2, 2020	March 4, 2020	June 21, 2023	September 1, 2023	May 5, 2022	June 27, 2022
TIME OF SALE / MARKET CONDITION	December 31, 2023	June 2022	August 2020	February 2020	June 2023	April 2023	April 2022	June 2022
MONTHS FROM START 1Q-2020 THROUGH 4Q-2020		0	4	10	0	0	0	0
ADJUSTMENT @ % PER MONTH	0.25%	0.00%	1.00%	2.50%	0.00%	0.00%	0.00%	0.00%
MONTHS FROM START 1Q-2021 THROUGH 4Q-2021		0	12	12	0	0	0	0
ADJUSTMENT @ % PER MONTH	1.00%	0.00%	12.00%	12.00%	0.00%	0.00%	0.00%	0.00%
MONTHS FROM START 1Q-2022 THROUGH 4Q-2022		6	12	12	0	0	8	6
ADJUSTMENT @ % PER MONTH	-0.40%	-2.40%	-4.80%	-4.80%	0.00%	0.00%	-3.20%	-2.40%
MONTHS FROM START Q1-2023 THROUGH 4Q-2023		12	12	12	6	8	12	12
ADJUSTMENT @ % PER MONTH	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
ADJ PRICE PER SF AFTER TRANSACTIONAL ADJS		**$141.93**	**$104.15**	**$109.86**	**$126.93**	**$168.11**	**$115.49**	**$116.19**
LOCATIONAL ADJUSTMENTS								
EXPOSURE / VISIBILITY	Average	Similar	Similar	Similar	Similar	Similar	Similar	Similar
ACCESS	Average	Similar	Similar	Similar	Similar	Similar	Similar	Similar
APPEAL/SITE INFLUENCES	Average	Similar	Inferior/San Tomas Expy	Similar	Inferior	Similar	Inferior	Similar
ZIP CODE	95050	95054	95050	95051	95054	95014	95054	95117
OVERALL LOCATIONAL RATING	Average	Inferior	Inferior	Similar	Inferior	Superior	Inferior	Similar
PHYSICAL ADJUSTMENTS								
SITE SIZE (ACRES)	1.00	0.386	0.31	0.33	0.22	1.27	0.51	0.35
SITE SIZE (SF)	43,560	16,800	13,700	14,425	9,375	55,321	22,216	15,120
UTILITY/TOPOGRAPHY	Rectangular / 1 Street Front	Rectangular / 1 Street Front	Rectangular / 1 Street Front	Inferior / SI Irregular / 1 Street Front	Irregular Rectangular Corner / 2 Frontage	Rectangular / 1 Street Front	Rectangular / 1 Street Front	SI Irregular / 1 Street Front
USE/ZONING ADJUSTMENTS								
ZONING		R1-6L	R1-8L	R1-6L	R1-6L	R1-10	R1-6L	R1-8
GENERAL PLAN	Very Low Density Res	Low Density Res	Very Low Density Res	Very Low Density Res	Very Low Density Res	Residential Low Density	Very Low Density Res	Residential Neighborhood
ALLOWED DENSITY (dwelling units per acre)	up to 10	8 to 19	up to 10	up to 10	up to 10	up to 5	up to 10	up to 10
NUMBER OF UNITS	10	6	2.0	2.0	4.0	6.0	8.0	4.0
ESTIMATED / PROPOSED DU/ACRE	*10.0*	*15.6*	*6.4*	*6.0*	*18.6*	*4.7*	*15.7*	*11.5*
INTENDED USE	Residential	4 Residential Units	SFD + ADU	Residential + ADU	4 Residential Units	6 Residential Units	8 or 9 units	4 Residential Units
ENTITLEMENT STATUS	Has Zoning & GP	Has Zoning & GP	Had Zoning and GP	Had Zoning and GP	Had Zoning and GP - No Approvals	Had Zoning and GP-With Approvals	Had Zoning and GP - No Approvals	Had Zoning and GP - No Approvals
OVERALL PHYSICAL & USE/ZONING RATING		Superior	Inferior	Similar	Inferior	Superior	Inferior	Similar
OVERALL RATING-SUBJECT SHOULD SELL FOR		**Less**	**More**	**Similar**	**Slightly More**	**Less**	**Slightly More**	**Similar**

Adjustment Process

Transactional adjustments were made sequentially for property rights conveyed, financing terms, conditions of sale/motivation of participants, expenditures incurred by the buyer after the sale, i.e. demolition costs, and market conditions since the sale date. Market conditions adjustments are applied from the start of the first quarter 2020 through December 2023, based on trending sales data and our observations.

Comparable Sale VLD-1 is the sale of single-family lot improved with an older home. The buyer of Comparable 1 is an investor and intends to demolish the existing home and improvements. The lot was reported to have been approved for six single family units in the past, however that transaction never consummated. Although the lot was most recently marketed with the potential of being subdivided to provide four multiple guaranteed units without city approval, we depicted 6 units on the sales grid due to its reported pre-approval. The property was reported to have been owner occupied at the time of sale. This sale has a R1-6L zoning and a low density residential general plan that allows 8 to 19 dwelling units per gross acre compared to subject's very low density residential general plan that allows up to ten units per gross acre.

Comparable Sale VLD-2 is the sale of residential lot improved with an older home. The buyer of Comparable VLD-2 intends to demolish the home and construct a new two-story dwelling and add a 748 square foot detached additional dwelling unit (ADU). This comparable will not pay park impact fees since it already had a home improved on it and ADU's are exempt under the Santa Clara City Code (17.35.090).

Comparable Sale VLD-3 was the sale of an improved lot that could support two lots or a SFD and an ADU. The listing broker opined that the existing improvements needed a lot of work, but the buyer intended to move into the home, which dated from the 1940s. Based on the expected utilization of the improvements, we concluded that a downward adjustment was warranted for their contributory value. The amount of adjustment was estimated based on our observations, input from the listing broker, and a good fit for the data. A downward adjustment of $150,000 for this element of comparison was applied to the comparable on the Conditions of Sale line.

Comparable Sale VLD-4 was the sale of a vacant corner parcel. This property was originally listed for $1,498,900 in July 2022. The listing price was reduced in September 2022 to $1,398,900. The price was again reduced in October 2022 to $1,298,900. The lot was marketed as having the potential for a duplex or fourplex.

Comparable Sale VLD-5 is the sale of a 1.27 acre parcel with an approved tentative map and a plan to build six single-family homes with ADU's. This was an all-cash sale. The buyer is

reported to be a developer. The older single family home and garage are to be demolished by the buyer. This Cupertino location is considered to be superior, based on higher median prices and generally superior schools.

Comparable Sale VLD-6 was the sale of two vacant lots that could support a reported 8 or 9 unit development. The seller had previously applied for a tentative map to allow for an 8-unit townhouse development. The proposed development was not approved and the lots currently do not have any pending approvals. The lots were not listed on the MLS but were reported to have been actively marketed for six months. The property was listed at $2,700,000 and was reported to have had four offers. This was an all cash-sale.

Comparable Sale VLD-7 was the sale of a vacant lot that could support a reported 4 unit development. No pending approvals at the time of sale. Buyer was not sure if they will develop the lot for single family or multi-family use. The comparable had only one offer and it was an all cash-sale.

Comparable Sale VLD-1 was reported to have been owner occupied at the time of sale and could be rented. The cost of demolition was offset by the rents that could potentially be received. The seller of Comparable Sale VLD-2 was given some time to lease back following close of escrow; again, we concluded that the cost of demolition would be offset by the interim rental income.

Locational adjustments were broken into elements that reflect the property's identity to potential tenants or buyers (exposure, visibility), access (to freeways and amenities), and overall desirability of the location based on neighborhood factors such as age and condition of nearby properties, proximity to enhancing or detrimental factors, or an identifiable valuation element relating to address (locational appeal, zip code). As will be discussed in the following material, residential land values in the 95050 zip code rated superior to the 95054 zip code but inferior to the 95051 zip code; thus, the 95054 comparable located in 95054 is adjusted upward and the comparable located in 95051 is adjusted downward.

Locational adjustments were warranted for the elements of comparison as summarized on the grid. Although Comparable VLD-2 backs to a public park, beyond the park is San Tomas Expressway, which is within about 200 feet of this comparable and is not separated by a sound wall, rating inferior to the subject; an overall upward adjustment is concluded for this element of comparison.

Physical and Use/Zoning adjustments were broken into elements that reflect property size, utility/topography, allowed land uses and density, intended use/development density, affordable housing component, and entitlement status.

Comparable VLD-3 is located at the elbow of two streets and thus has an irregular pie-slice shape; an upward adjustment is concluded for inferior utility. For this analysis, upward adjustments were warranted for the lower densities of Comparables VLD-2 and VLD-3, rating inferior for this element of comparison.

As discussed in the preceding material, market conditions adjustments are applied from the start of the first quarter 2020 through the end of the fourth quarter 2023.

Conclusion

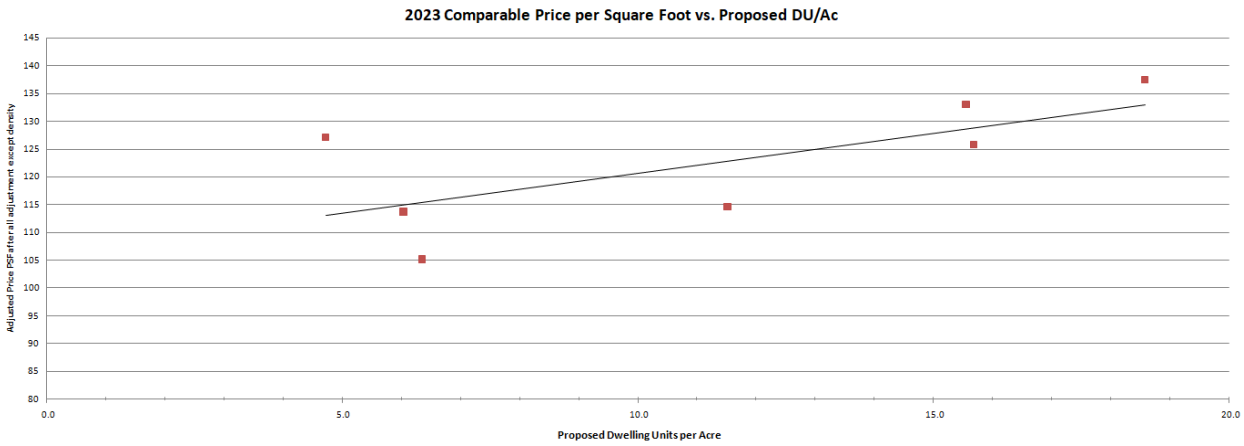
Following adjustment for the elements summarized on the grid, we concluded to the overall ratings displayed at the bottom of the sales grid. Bracketed by the comparable ratings, giving most weight to the sale comparableslocated in Santa Clara, we concluded to the following unit value of unentitled very low-density residential land in the 95050 zip code:

Unit $/SF	x	Land Area (SF)	=	Indicated Value
$120	**x**	43,560	=	$5,227,200

Estimated Market Value of a 1-Acre
Very Low-Density Residential Lot in 95050 Zip Code: $5,227,200

Low Density Land Value

For the low-density value component, the City's land use classification cites a low-density range of 8-18 dwelling units/acre (DU/Acre), which is greater than the maximum 10 DU/Acre allowed in the very low-density classification. We assumed a density of 13 DU/Acre, about the mid-point of the density range. In the market, the primary value difference between very low and low-density land relates to density. The density adjustment was estimated based on the relationship between price per SF and density, as evidenced by the comparables. In the chart below, we plotted the preceding very-low density land comparables used in the following low-density value scenario.



As shown in the chart above, the price per square foot of land increases with increasing density. This is congruent with our observations in the market that as density increases, price per SF of land typically increases. The difference in pricing for changing densities is clear when comparing the lowest to the higher densities. Similarly, the price/SF difference is less when compared to the median or higher densities. We concluded that there is a difference in value/SF between the preceding very low density and the low-density residential which has a higher density. The trendline in the chart above indicates that the appropriate unit value based on a density of 13 dwelling units per acre would be about $125 per square foot. Historically, there has been a 5% to 10% price differencebetween the preceding very low density and low-density residential.Based on the comparable data, with a density of 13 dwelling units per acre for the low-density residential land use, we concluded to **$125/SF**.

Conclusion

We concluded to the following Low-Density residential value in the 95050 zip code for 1-acre of land:

Unit $/SF	x	Land Area (SF)	=	Indicated Value
$125	**x**	43,560	=	$5,445,000

Estimated Market Value of a 1-Acre
Low-Density Residential Lot in 95050 Zip Code: $5,445,000

<u>High Density Land Value</u>

Similar to the preceding very low-density land search, we searched data sources for high and medium-high density residential land transactions and examined data that was discovered by

talking to brokers, agents, property owners, and market participants from within the subject market. We also reviewed development reports provided by the planning departments of Santa Clara and other nearby cities.

As stated above, for the high-density value component, we assumed a density of 45 dwelling units per acre, aboutthe midpoint of the allowed range under the High Density General Plan designation, which allows 37-50 dwelling units per acre.The sales we found most comparable are displayed on the next grid. A map showing the location of these comparables is displayed in the Addenda.A parcel map for each comparable sale is also displayed in the Addenda.Selling prices were verified using our summary transcript of the public record and conversations with selling and listing brokers/agents, sellers, and buyers.We were unable to confirm the details of Comparable HD-2 with a party to the transaction. We relied on published data, city records, subscription service data, news articles, and information available from a summary transcript of the public record for transaction details regarding these comparables.

HIGH DENSITY COMPARABLE LAND SALES							
ELEMENT OF ADJUSTMENT	**SUBJECT**	**COMPARABLE HD-1**	**COMPARABLE HD-2**	**COMPARABLE HD-3**	**COMPARABLE HD-4**	**COMPARABLE HD-5**	**COMPARABLE HD-6 LISTING**
ADDRESS	Average Street	950 Monroe St	1601 Civic Center Drive	3941 Stevens Creek Blvd.	2303-2319 Calle Del Mundo	2221-2251 Calle De Luna 2232-2246 Calle Del Mundo	2301-2317 Calle De Luna
	Santa Clara	Santa Clara	Santa Clara	Santa Clara	Santa Clara	Santa Clara	Santa Clara
APN		269-20-086	224-49-006	294-39-010	097-05-060 & 061	097-46-020 & 027	097-46-007, 008, 009
SELLER		Von Raesfeld Family Partnership	K & K Outdoor Advertising LLC	MB Exclusively Properties LLC	Beta & Properties LLC	Laison LLC/2232 Calle Del Mundo LLC	TGR Associates LLC
BUYER		Lamb Partners LLC	CIVIC Center LP	CRP The Meridian LP	2263 Calle Del Mundo LLC	GS Tasman East Subsidiary, LLC	Listing
DOCUMENT NUMBER		24395084	24380714	25233709	24840021	25062330/25062315	Listing
VERIFICATION SOURCE		Broker, Public Record	Subscription Svcs, Public Record	Subscription Svcs, Public Record	Subscription Svcs, Public Record	Subscription Svcs, Public Record	Broker, Subscription Svcs, Public Record
EXPOSURE TO MARKET		12 Months	12 Months	12 Months	12 Months	12 Months	36 Months
NUMBER OF UNITS	45	*36 (Pro Rata)*	*124*	*27*	*27*	*27*	*235*
SALE / *LISTING* PRICE		**$4,700,000**	**$12,100,000**	**$5,075,000**	**$8,000,000**	**$21,995,000**	**$15,000,000**
SALE / OFFERING PRICE PER SF		**$207.73**	**$197.03**	**$197.47**	**$181.83**	**$235.95**	**$249.53**
TRANSACTIONAL ADJUSTMENTS							
REAL PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple (Short Term Leases)	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Leased Fee
ADJUSTMENT		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
FINANCING TERMS		Conventional	Conventional	Conventional	Conventional	Conventional	Listing
ADJUSTMENT		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
CONDITIONS OF SALE		Assemblage	Arm's-Length	Arm's-Length	Assemblage	Assemblage	Listing
ADJUSTMENT		-5.00%	0.00%	0.00%	-5.00%	-5.00%	-10.00%
EXPENDITURES AFTER SALE		Demolition Offset	Demolition of 30k SF Office Building	Demolition Offset	Demolition Offset	Demolition Offset	Solvent contamination in soil and ground water
ADJUSTMENT		0.00%	1.65%	0.00%	0.00%	0.00%	-15.00%
CLOSE OF ESCROW		February 3, 2020	January 15, 2020	February 03, 2022	February 19, 2021	August 11, 2021	Listing
TIME OF SALE / MARKET CONDITION	December 31, 2023	December 2018	Est. Sept 2019	April 2021	Est. April 2019	Est. Feb. 2020	December 2023
MONTHS FROM START 1Q-2019 THROUGH 4Q-2019		12	3	0	8	0	0
ADJUSTMENT @ % PER MONTH	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
MONTHS FROM START 1Q-2020 THROUGH 4Q-2020		12	12	0	12	10	0
ADJUSTMENT @ % PER MONTH	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
MONTHS FROM START 1Q-2021 THROUGH 4Q-2021		12	12	8	12	12	0
ADJUSTMENT @ % PER MONTH	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
MONTHS FROM START Q1-2022 THROUGH 4Q-2022		12	12	12	12	12	0
ADJUSTMENT @ % PER MONTH	0.30%	3.60%	3.60%	3.60%	3.60%	3.60%	0.00%
MONTHS FROM START Q1-2023 THROUGH 4Q-2023		12	12	12	12	12	0
ADJUSTMENT @ % PER MONTH	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
ADJ PRICE/SF AFTER TRANSACTIONAL ADJS		**$204.45**	**$207.50**	**$204.58**	**$178.96**	**$232.22**	**$190.89**
LOCATIONAL ADJUSTMENTS							
EXPOSURE / VISIBILITY	Average	Similar/Corner	Similar	Similar	Similar	Similar	Similar
ACCESS	Average	Similar	Similar	Similar	Similar	Similar	Similar
APPEAL/SITE INFLUENCES	Average	Similar	Similar	Similar	Similar	Similar	Similar
ZIP CODE	95050	95050	95050	95051	95054	95054	95054
OVERALL LOCATIONAL RATING		Similar	Similar	Similar	Similar	Similar	Similar
PHYSICAL ADJUSTMENTS							
SITE SIZE (ACRES)	1.00	0.52	1.41	0.59	1.01	2.14	1.38
SITE SIZE (SF)	43,560	22,625	61,411	25,700	43,996	93,218	60,114
UTILITY/TOPOGRAPHY	Rectangular / 1 Street Front	Mostly Rectangular/2 Frontages	Mostly Rectangular/Deed Rest	Rectangular / 2 Street Fronts	Rectangular / 1 Street Front	Mostly Rectangular / 3 Street Fronts	Rectangular / 1 Street Front
USE/ZONING ADJUSTMENTS							
ZONING		CC (Community Commercial)	OG	CT	TN (Transit Neighborhood)	TN (Transit Neighborhood)	TN (Transit Neighborhood)
GENERAL PLAN	High Density Residential	Community Mixed Use	Community Commercial	Community Mixed Use	Transit Neighborhood	Transit Neighborhood	Transit Neighborhood
ALLOWED DENSITY (dwelling units per acre)	37-50	N/A	N/A	20-36	Minimum 100, Up to 350 du/acre	Minimum 100, Up to 350 du/acre	Minimum 100, Up to 350 du/acre
NUMBER OF UNITS	45	36 (Pro Rata)	119	59	303	371	235
ESTIMATED / PROPOSED DU/ACRE	*45.0*	*63.3*	*84.4*	*100.0*	*156.0*	*173.4*	*170.0*
INTENDED USE	Residential	Mixed-Use Condos and Retail	Affordable Housing	Affordable Housing	Residential	Residential	Residential
AFFORDABLE HOUSING COMPONENT	10% or in-lieu	10% or in-lieu	Yes / 100%	Yes / 100%	In-lieu Fee	In-lieu Fee	10% or in-lieu
ENTITLEMENT STATUS	Has Zoning & GP	Had General Plan	Needs Zoning and General Plan	Had General Plan	Has Zoning & GP	Has Zoning & GP	Has Zoning & GP
OVERALL PHYSICAL & USE/ZONING RATING		Slightly Superior	Slightly Superior	Slightly Superior	Slightly Inferior	Slightly Superior	Slightly Inferior
OVERALL RATING - SUBJECT SHOULD SELL FOR		**LESS**	**LESS**	**LESS**	**MORE**	**LESS**	**Slightly MORE**

Adjustment Process

Transactional adjustments were made sequentially for property rights conveyed, financing terms, conditions of sale/motivation of participants, expenditures incurred by the buyer after the sale, i.e. demolition costs, and market conditions since the sale date.

Comparable HD-1 was purchased as part of an assemblage—the buyer had recently purchased two adjacent properties. Similarly, Comparables HD-4, and HD-5 were also purchased as part of an assemblage. Based on the data, a downward adjustment is warranted for motivation on the part of the buyer due to the assemblage.

HD-6 is a current listing that has been on the market for approximately 36 months and a downward adjustment is warranted for conditions of sale. The adjustment we used was a good fit for the data.

ComparablesHD-1, HD-3, HD-4, and HD-5 required the demolition of existing improvements before their new, intended use could be realized. We concluded this expense was offset by the interim income from the improvements. So, no additional adjustment was warranted for this element of comparison. Similarly Listing HD-6 will require the demolition of three industrial buildings which can be offset by the current rental income. Currently the buildings are reported to be leased at $2.00 sq.ft./month on a NNN basis. The leases give the owner a right for early termination. In 2001, solvent contamination in soil and ground water near a sump was reported within the former metal shavings storage enclosure located on one of the parcels (2301 Calle De Luna). In September 2016, the property owner submitted a Voluntary Cleanup Program application and entered into a Voluntary Cleanup Agreement with the DEH for oversight of future property assessment activities and mitigation activities, if required, to facilitate redevelopment of the property. The listing broker stated that the current cost to clean up the site is unknown. A downward adjustment is warranted for this risk of uncertainty. The adjustment we applied was a good fit for the data.

Comparable HD-2 is a closed transaction of an infill site improved with a vacant 30,000 square foot office building. This building will require demolition prior to redevelopment, estimated at $200,000, based on our observation and cost data. This element of comparison is shown as an upward adjustment on the Expenditures After Sale line.

Locational adjustmentswere broken into elements that reflect the property's identity to potential tenants or buyers (exposure, visibility), access (to freeways and amenities), and overall desirability of the location based on neighborhood factors such as age and condition of nearby properties, proximity to enhancing or detrimental factors, or an identifiable valuation element

relating to address (locational appeal, zip code).Locational adjustments were warrantedfor the elements of comparison summarized on the grid.

Physical and Use/Zoning adjustments were broken into elements that reflect property size, utility/topography, allowed land uses and density, intended use/development density, affordable housing component,park fees, and entitlement status.Physical and use/zoning adjustments were warranted as summarized on the grid.

Comparable HD-1 and HD-3 both had two street frontages, allowing for greater design flexibility, rating superior utility, and warranting downward adjustment.Comparables HD-4, HD-5, and HD-6 are zoned Transit Neighborhood and have a minimum density of 100 dwelling units per acre. Comparable HD-3 will have 100% affordable housing and was given a 15% credit on the park fees. Comparable HD-4 has been given a credit of $1,290,000 for park fees in exchange for 14,000 square feet of dedicated park space and private amenities. The comparablesproposed building densities/acre bracket the subject; the highest densities warrant downward adjustment and the lower densities warrant an upward adjustment. Comparables HD-1 and HD-2 will require a zoning changeor general plan amendment to allow for residential and an upward adjustment is warranted for this element of comparison. The comparables with approved entitlements rated superior to the subject's unentitled status and are adjusted downward. Park impact fees varied somewhat based upon the use and timing of the fee.

Conclusion

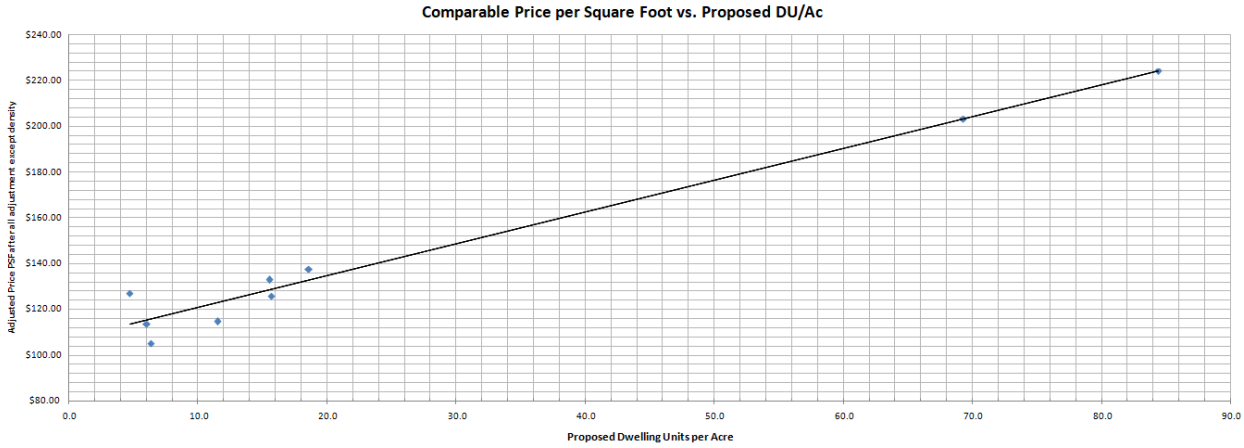
Following adjustment for the elements summarized on the grid, we concluded to the overall ratings displayed at the bottom of the grid. The comparables were analyzed based on a price per square foot and a price per unit units of comparison. The range of adjusted valuesis more consistent on a price/SF basis rather than a price/density unit basis;therefore, the price/SF is utilized as the primary comparison of value. Bracketed by the comparable ratings, the following value of unentitled high-density 45 DU/Acreresidential land in the 95050 zip code is concluded:

Unit $/SF	x	Land Area (SF)	=	Indicated Value
$190	x	43,560	=	$8,276,400

Estimated Market Value of a 1-Acre
High-Density Residential Lot in 95050 Zip Code: $8,276,400

Medium Density Land Value

For the medium-density value component, a density of 30dwelling units per acre is assumed, slightly above the midpoint of the allowed range under the Medium Density General Plan designation, which allows 19-36 dwelling units per acre.In the market, the primary difference between the medium-density land value and high-density land value relates to density. The density adjustment was estimated based on the relationship between price per SF and density, as evidenced by the comparables. In the chart below, we plotted the preceding high-density comparablesthat were less than 90 DU/acre and the very-low density comparables used in the preceding low-density value scenario. We graphed the change in land value per square foot versus the change in density.



As stated in the preceding material, the data shows the price per square foot of land increases with increasing density, which is congruent with our observations in the market. The difference in pricing for changing densities is clear when comparing the lowest to the higher densities. The chart above indicates that at a density of about 30 dwelling units per acre, the indicated price per square foot is about $150, but is somewhat skewed by the cluster of low density sales. Historically, there has been a 10% to 20% difference between the medium density residential and the preceding high density.Based on the comparable data, with a density of 30 DU/acre for the medium-density land use, a unit value of**$150/SF** is concluded.

Conclusion

We concluded to the following medium-density value in the 95050-zip code for 1-acre of land:

Unit $/SF	X	Land Area (SF)	=	Indicated Value
$150	x	43,560	=	$6,534,000

Estimated Market Value of a 1-Acre

Medium -Density Residential Lot in 95050 Zip Code: $6,534,000

Commercial Land Value

Like the search for residential land sales data, we searched similar data sources and examined data that was discovered by talking to brokers, agents, property owners, and market participants from within the subject market. We searched for recent sales of competing retail and office properties throughout Santa Clara and nearby cities. Those we found most comparable are displayed on the grid on afollowing page. A map showing the location of these comparables is displayed in the Addenda.

COMMERCIAL LAND COMPARABLE SALES							
ELEMENT OF ADJUSTMENT	**SUBJECT**	**Comparable C-1**	**Comparable C-2**	**Comparable C-3**	**Comparable C-4**	**Comparable C-5**	**Comparable C-6**
ADDRESS	Average Street Santa Clara	3375 El Camino Real Santa Clara	3378 El Camino Real Santa Clara	2035 White Oak Lane Santa Clara	855 E Homestead Road Sunnyvale	1220 Oakmead Pky. Sunnyvale	160 Saratoga Aven Santa Clara
APN		220-02-049	290-02-102	213-30-053	309-51-005	216-44-048	294-38-010 & 013
SELLER		Norma E Rice, Trustee	An S Shin	Sordello Family Trust	Sundby Living Trust	Princeton Garden Properties LLC	Bonasera Trust
BUYER		3375 Camino City Square LLC	Veguard USA LLC	Shell Oil Products US	SST Investments LLC	BPR Properties UCSC LLC	In Escrow
SALE PRICE / *LISTING PRICE*		$9,925,000	$5,340,000	$3,700,000	$6,400,000	$4,450,000	$7,000,000
PARCEL SIZE (Acres)	1.00	1.630	0.877	0.716	1.130	0.970	1.210
PARCEL SIZE (SF)	43,560	71,003	38,211	31,173	49,223	42,240	52,707
SALES PRICE/SQUARE FOOT		**$139.78**	**$139.75**	**$118.69**	**$130.02**	**$105.35**	
DOCUMENT NUMBER		24595053	24569843	25575802	24998730	25091522	In Escrow
EXPOSURE TIME		2 Months	Off Market (6 Months in 2019)	103 Days	2 Months	1 Month	500+- Days
TRANSACTIONAL ADJUSTMENTS							
REAL PROP. RIGHTS CONVEYED	Fee Simple	F. Simple (Short-term Leases)	F. Simple (Short-term Leases)	Fee Simple	Fee Simple	Fee Simple	Fee Simple
FINANCING TERMS $		All Cash	All Cash	All Cash	All Cash	Conventional	Conventional
CONDITIONS OF SALE		Arm's-Length/Improved	Arm's-Length/Improved	Motivated Buyer	Arm's-Length/Improved	Arm's-Length/Improved	In Escrow
ADJUSTMENT		-15.0%	-11.0%	-10.0%	0.0%	0.0%	
EXPENDITURES AFTER PURCHASE		None	None	None	Demolition Offset by Income	Demolition Offset by Income	None
ADJUSTMENT		0.0%	0.0%	0.0%	0.0%	0.0%	
CONTRACT DATE / MKT CONDITIONS	December 31, 2023	July 2020	June 2020	November 2023	March 2021	August 2021	December 2023
RECORDING DATE		August 31, 2020	August 10, 2020	December 15, 2023	June 17, 2021	September 08, 2021	In Escrow
MONTHS FROM END 1Q-20 THROUGH 4Q-21		17	18	0	9	3	0
ADJUSTMENT @ % PER MONTH	-0.75%	-12.75%	-13.50%	0.00%	-6.75%	-2.25%	
MONTHS FROM START 1Q-2022 THROUGH 4Q-2022		12	12	0	12	12	0
ADJUSTMENT @ % PER MONTH	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
MONTHS FROM START Q1-2023 THROUGH 4Q-2023		12	12	0	12	12	0
ADJUSTMENT @ % PER MONTH	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
ADJ. PRICE/SF WITH TRANS. ADJ.		**$103.67**	**$107.59**	**$106.82**	**$121.24**	**$102.98**	
LOCATIONAL ADJUSTMENTS							
EXPOSURE	Average	Superior/Corner	Similar	Superior	Similar	Similar	Similar
APPEAL/SITE INFLUENCES/ACCESS	Average	Similar	Similar	Similar	Similar	Similar	Similar
ZIP CODE	95050	95051	95051	95051	94087	94085	95051
LOCATIONAL COMPARISON		Superior	Similar	Superior	Similar	Similar	Similar
PHYSICAL & USE/ZONING ADJUSTMENTS							
PARCEL SIZE (Acres)	1.000	1.630	0.877	0.716	1.130	0.970	1.210
UTILITY	Average	Similar	Similar	Similar	Similar	Similar	Similar
OFF-SITE IMPROVEMENTS	Finished Lot	Similar	Similar	Similar	Similar	Similar	Similar
ZONING/GENERAL PLAN	CT / Regional Commercial	CT / Community Mixed-Use	CT / Community Mixed-Use	Neighborhood Commercial / Neighborhood Commercial	O/PD / Commercial	MS / Industrial	OG / Community Mixe
PROPOSED USE($)	Commercial	Retail in Near-Term	Retail in Near-Term	Charging Stations	Office or Preschool	Hotel	Not Disclosed
PHYSICAL & USE/ZONING COMPARISON		Superior	Sl Superior	Superior	Superior	Superior	Sl Superior
SUBJECT SHOULD SELL FOR:		**Less**	**Sl Less**	**Less**	**Less**	**Less**	**Sl Less**

Adjustment Process

The adjustment methodologywas similar as above for the residential land sales.

Transactional adjustments were warranted.As described above, due to a lack of commercial land sales, some improved sales were utilized for which the improvements contributed little to the overall selling price. Comparables C-1, C-2, C-4, andC-5 were improved at the time of sale.

ComparableC-1 was marketed as a development site; the eventual buyer planned to continue the retail uses. Based on a discussion with the listing broker, our observations, and the age and condition of these improvements, which comprised about 25,150 SF,the contributory value was estimated at about $60 per square foot of building area, or about 15% of the selling price as shown on the adjustment grid. This is shown as a conditions of sale downward adjustment.

Similarly, the sale of Comparable C-2 included about 7,800 square feet of improvements dating from the late 1950s;which contributed to the overall selling prices. Based on our observations and discussions with the broker, the contributory value for the buildingwas estimated at about $75 per square foot of building area, or about 11% of the selling price as shown on the adjustment grid. This is shown as a conditions of sale downward adjustment.

Comparable C-3 was previously improved with an older retail center that was completely destroyed by fire prior to the listing. The 0.716 acre site was reported to be vacantat the time of sale with only old asphalt paving remaining. The buyer will reportedly develop the property and install charging stations.

Comparable C-4 included a 6,295 square foot restaurant building originally constructed in 1972. This site was being sold for land value and the restaurant was leased month-to-month. We concluded that the cost of demolition would be offset by rental income.

Comparable C-5included a 5,515 square foot restaurant building. The building was vacant at the time of sale, but could have been leased on a month-to-month basis. We concluded that the cost of demolition would be offset by rental income.

Comparable C-6 at 160 Saratoga Avenue in Santa Clara is in escrow and was previously improved with a 15,814 sq.ft. office building that was completely destroyed by fire prior to the listing. The 1.21 acre site is currently reported to be vacant. This property was reportedly listed at $7,000,000 ($132.81/sq.ft. of land area unadjusted) and went into escrow in December of 2023 at an undisclosed price.

Market conditions adjustments were applied from the contract date through the date of opinionusing the degree of adjustment(s) discussed in the Market Conditions section.

Locational adjustmentswere broken into elements that reflect the hypothetical property's identity to potential tenants, buyers, or occupants (exposure, visibility), access (to freeways and amenities), and overall desirability of the location based on neighborhood factors such as age and condition of nearby properties, proximity to enhancing or detrimental factors, or an identifiable valuation element relating to address (locational appeal). Locational adjustments were warranted as summarized on the grid.

Physical and Use/Zoning adjustments were consideredfor size, utility, off-site improvements, zoning/General Plan, and planning/entitlement status. Within the range of the comparables, largerComparablesC-1 warrantedan upward adjustment per square foot.Among the differences in land use ordinances, those of ComparablesC-1 and C-2 were more favorable, rating superior and warranted a downward adjustment.

Conclusion

Bracketed by the comparables, weconcluded to the following for commercial land in zip code 95050:

Unit $/SF	x	Land Area (SF)	=	Indicated Value
$95		43,560		$4,138,000

Estimated Market Value of a 1-Acre Commercial Lot in Zip Code 95050: $4,138,000

Industrial Land Value

We searched the same databases listed above and reviewed other data discovered by talking to brokers, agents, property owners, and market participants from within the industrial market. We searched for recent sales of competingindustrial properties throughout Santa Clara and nearby cities with similar industrial markets. We also searched for recent improved sales with improvements that were nearing the end of their economic lives or that contributed little to the overall sale price. Those we found most comparable are displayed on the following grid. A map showing the location of these comparables is displayed in the Addenda.

INDUSTRIAL LAND COMPARABLE SALES						
ELEMENT OF ADJUSTMENT	**SUBJECT**	**COMPARABLE I-1**	**COMPARABLE I-2**	**COMPARABLE I-3**	**COMPARABLE I-4**	**COMPARABLE I-5**
ADDRESS	Average Street Santa Clara	2225 Martin Ave Santa Clara	2175 Martin Ave Santa Clara	1535 & 1575 Industrial Ave San Jose	365 Reed St Santa Clara	Doyle Road & Lawrence Expressway San Jose
APN		224-10-119	224-10-115	237-30-020 & 025	230-47-105	381-19-015
SELLER		Project 38 LLC	LVP Martin Ave Assoc LLC	Frank J. & Leslie A. Mangione	Reed Street Associates	Vop Ref Doyle LLC
BUYER		2225 Martin Property LLC	2175 Martin Property LLC	LBA RVI Company XLIV LLC	Prosperous Corgi Holdings 1 LLC	Harker School
SALE PRICE		$28,250,000	$13,900,000	$12,800,000	$5,358,000	$5,100,000
DOCUMENT NUMBER		25195861	25020411	24902328	24721853	25577414
BONDS ASSUMED / SF		$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL COST TO BUYER / SF		**$157.03**	**$189.94**	**$81.17**	**$104.70**	**$114.38**
TRANSACTIONAL ADJUSTMENTS						
REAL PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
ADJUSTMENT		0.00%	0.00%	0.00%	0.00%	0.00%
FINANCING TERMS		Conventional	All Cash	Conventional	All Cash	All Cash
ADJUSTMENT		0.00%	0.00%	0.00%	0.00%	0.00%
CONDITIONS OF SALE		Arm's-Length	Arm's-Length	Arm's-Length	Arm's-Length	Arm's-Length
ADJUSTMENT		0.00%	0.00%	0.00%	0.00%	0.00%
ADDITIONAL COSTS TO BUYER		Demolition Offset	Demolition Offset	Demolition Offset	None	None
ADJUSTMENT		0.00%	0.00%	0.00%	0.00%	0.00%
CONTRIBUTORY VALUE OF IMPROVEMENTS		None	None	None	Yes/24,145 SF	None
ADJUSTMENT		0.00%	0.00%	0.00%	-22.53%	0.00%
CLOSE OF ESCROW		12/15/2021	7/7/2021	4/1/2021	11/24/2020	12/20/2023
TIME OF SALE / MARKET CONDITION	December 31, 2023	ND	June 2021	September 2020	September 2020	Unknown
MO'S FROM SALE THROUGH Dec. 31, 2020		0	0	3	3	0
ADJUSTMENT @ % PER MONTH	0.75%	0.00%	0.00%	2.25%	2.25%	0.00%
MONTHS FROM START 1Q-2021 THROUGH 4Q-2021		0	6	12	12	0
ADJUSTMENT @ % PER MONTH	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
MONTHS FROM START 1Q-2022 THROUGH 4Q-2022		12	12	12	12	0
ADJUSTMENT @ % PER MONTH	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
MONTHS FROM START Q1-2023 THROUGH 4Q-2023		12	12	12	12	0
ADJUSTMENT @ % PER MONTH	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
ADJUSTED PRICE / SF		**$157.03**	**$189.94**	**$83.00**	**$82.94**	**$114.38**
LOCATIONAL ADJUSTMENTS						
EXPOSURE/VISIBILITY	Average	Similar	Similar	Sup/Fwy	Similar	Similar
ACCESS	Average	Similar	Similar	Similar	Similar	Similar
NEIGHBORHOOD APPEAL	Average	Similar	Similar	Inferior	Similar	Inferior
ZIP CODE	95050	95050	95050	95112	95050	95129
OVERALL LOCATIONAL RATING		Similar	Similar	Inferior	Similar	Inferior
PHYSICAL & USE/ZONING ADJUSTMENTS						
PARCEL SIZE (ACRES)	1.00	4.13	1.68	3.62	1.17	1.02
PARCEL SIZE (SF)	43,560	179,903	73,181	157,687	51,174	44,590
UTILITY	Average	Similar	Similar	Similar	Similar	Similar
OFF-SITES	Finished Lot	Similar	Similar	Similar	Similar	Similar
INTENDED USE		Industrial	Industrial	Industrial	Industrial	Parking for School Vehicles
ZONING	Heavy Industrial	Light Industrial	Light Industrial	Heavy Industrial	Light Industrial	Light Industrial
GENERAL PLAN	Light Industrial	Low Intensity Office/R&D	Low Intensity Office/R&D	Heavy Industrial	Light Industrial	Light Industrial
OVERALL PHYSICAL & USE/ZONING RATING		Similar	Superior	Inferior	Inferior	Inferior
OVERALL RATING-SUBJECT SHOULD SELL FOR		**SIMILAR**	**LESS**	**MORE**	**MORE**	**MORE**

Adjustment Process

Adjustments were considered for and applied in a similar manner as above for the commercial sales.Because there are few industrial land sales in this market, we used one sale that was improved with a building that contributed value to the selling price:ComparableI-4. To estimate the residual land value of these transactions, we estimated and deducted the contributory value of the building improvements based on our observations, feedback from the verifying broker(s), and the adjustment that was a good fit for the data. Additionally, most of the recent industrial land transactions we uncovered were intended for data center (see Industrial Land Comparables I-1 and I-2). A transaction at 2315 Mission College Boulevard in Santa Clara (not included in the sales grid) is also a data center land sale that was reported to have been purchased by Amazon Data Services Inc. The 7.04 acre site reportedly sold for $51,817,500 or $168.97sq.ft. of land area (unadjusted), which is high and out of the pattern. This sale could not be fully confirmed but was reported to have closed escrow on January 4, 2022.

Market conditions adjustments were applied at the rate concluded to in the Market Conditions section.Like the commercial sales grid, locational adjustments were considered for exposure, visibility, access (to freeways and amenities), and overall desirability of the location, including zip code.Sale I-3 was adjusted downward for its inferior San Jose location. Locational adjustments are warranted as summarized on the grid.

Physical and use/zoning adjustments were considered for size, utility, intended use, zoning, general plan land use designation, and off-site improvements. Both I-1 and I-2 were purchased by Prime Data Centers. For I-1 the buyer plans to develop a 207,000 square foot data center with a 32MW capacity.For I-2 the buyer plans to develop a three story 80,000 square foot data center with a reported 9MW capacity. The selling agent reported that the property sold entitled and has a “will serve letter’ from Silicon Valley Power. These sales were adjusted downward for the entitlements. Any other warranted adjustments are summarized on the grid.

Conclusion

Following the adjustments discussed above and considering the overall rating comparison for each comparable, the unit values of the most recent comparablessuggested a land value in the $130 per square foot range.

We concluded to the following for industrial land in the 95050 zip code:

Unit $/SF	x	Land Area (SF)	=	Indicated Value
$130		43,560		$5,662,800

Estimated Market Value of a 1-Acre Industrial Lot in Zip Code 95050: $5,662,800

Average Value Estimate in 95050 Zip Code

The average value was estimated by applying a weighted average based on the land area of the total sales in Santa Clara in 2023 by property type. The information was obtained from Old Republic Title Company (ORTC). *It was an extraordinary assumption of this appraisal that the land areas provided by Old Republic Title Company were accurate.*

ORTCreported a total of 686sale transactions in the city of Santa Clara in the calendar year 2023. The 2023 salesincluded 24 commercial sales, 15 industrial sales, 386 residential single-family sales, 25 2-4 residential unit sales, 5 vacant sales, and 231medium to high-density residential sales which comprised residential unit sales greater than 5 units, condominiums, and townhomes. The 2023 sales volume shows a decline when compared to the1,064 total sale transactions in 2022 and the 1,442total sale transactions in 2021.

Residential transactions included single family, townhomes, and condominiums, 2 to 4 unit, and residential units greater than 5 units. Historically, the total residential sales component comprised the majority of the land area sold. However, as shown in the next table thecommercial and industrial sales increased comprisingabout half of the total land area sold in the city in 2023. This is due primarily to the purchase of the former Owens Corning factory by Amazon. This improved property at 960 Central Expressway is a 41.9 acre industrial complex that was used for more than 70 years by the maker of fiberglass insulation and roofing products.The median residential selling price in 2023 in the city of Santa Clara was generally increasing throughout the first half of 2023 and generally trending downwards in the last half of 2023. This resulted in slightly higher residential unit values for 2023.Industrial and commercial land values were unchanged in both 2022 and 2023. In 2023, the combination of higher interest rates and expected slower economic growth has impacted the market. All these factors resulted in only slight

changes to the 2023 values for the hypothetical one-acre lots for each zip code compared to 2022.This is congruent with overall market trends over the last year.

The total number of land square feet (SF) sales (broken out by property type) is reflected in the next table:

2023 City of Santa Clara Sales		
Sale Type	**Land SF**	**Total Percent**
Commercial	1,032,134	13.93%
Industrial	2,676,581	36.11%
Very Low Density Residential	2,778,344	37.48%
Low Density Residential	186,371	2.51%
Medium to High Density Residential	738,928	9.97%
Total	**7,412,358**	**100.00%**

Source: Old Republic Title Company

Old Republic Title Company provided the data depicted in the preceding 2023 City of Santa Clara Sales table, segregated by property type. The single-family sales were grouped into very low density, 2-4 residential sales were grouped into low-density, the townhome and condominium data were grouped into the medium to high-density residential, retail and office was grouped into commercial, and industrial, R&D, and manufacturing was designated industrial.As shown in the table, within the city limits of Santa Clara, commercial/industrial sales accounted for about 50.04% of the total while residential sales accounted for about 49.96% of the total.

Conclusion

The Total Percent in the previous table was applied to the appropriate categories for each property type. Since the data provided by the title company did not segregate medium and high-density residential, we split the total percentage evenly between the two densities (9.97% /2 = 4.985% to each). As shown in the next table, the appropriate weighted values are summed to produce the average valueof a hypothetical 1-acre lot in the 95050 zip code:

2023 VALUES FOR 95050 ZIP CODE SUMMARY						
Land Use	**Price per SF**	**Price per Acre**	**x**	**Weighted Average**	**=**	**Weighted Value**
Very Low Density Residential	$120.00	$5,227,200	x	37.48%	=	$1,959,155
Low Density Residential	$125.00	$5,445,000	x	2.51%	=	$136,670
Medium Density Residential	$150.00	$6,534,000	x	4.985%	=	$325,720
High Density Residential	$190.00	$8,276,400	x	4.985%	=	$412,579
Commercial	$95.00	$4,138,200	x	13.93%	=	$576,451
Industrial	$130.00	$5,662,800	x	36.11%	=	$2,044,837
		TOTAL AVERAGE VALUE PER ACRE				**$5,455,412**

Average Value of a Hypothetical 1-Acre Lot in the 95050 Zip Code: $5,455,000 (Rounded)

AVERAGE VALUE ESTIMATE IN 95051 ZIP CODE

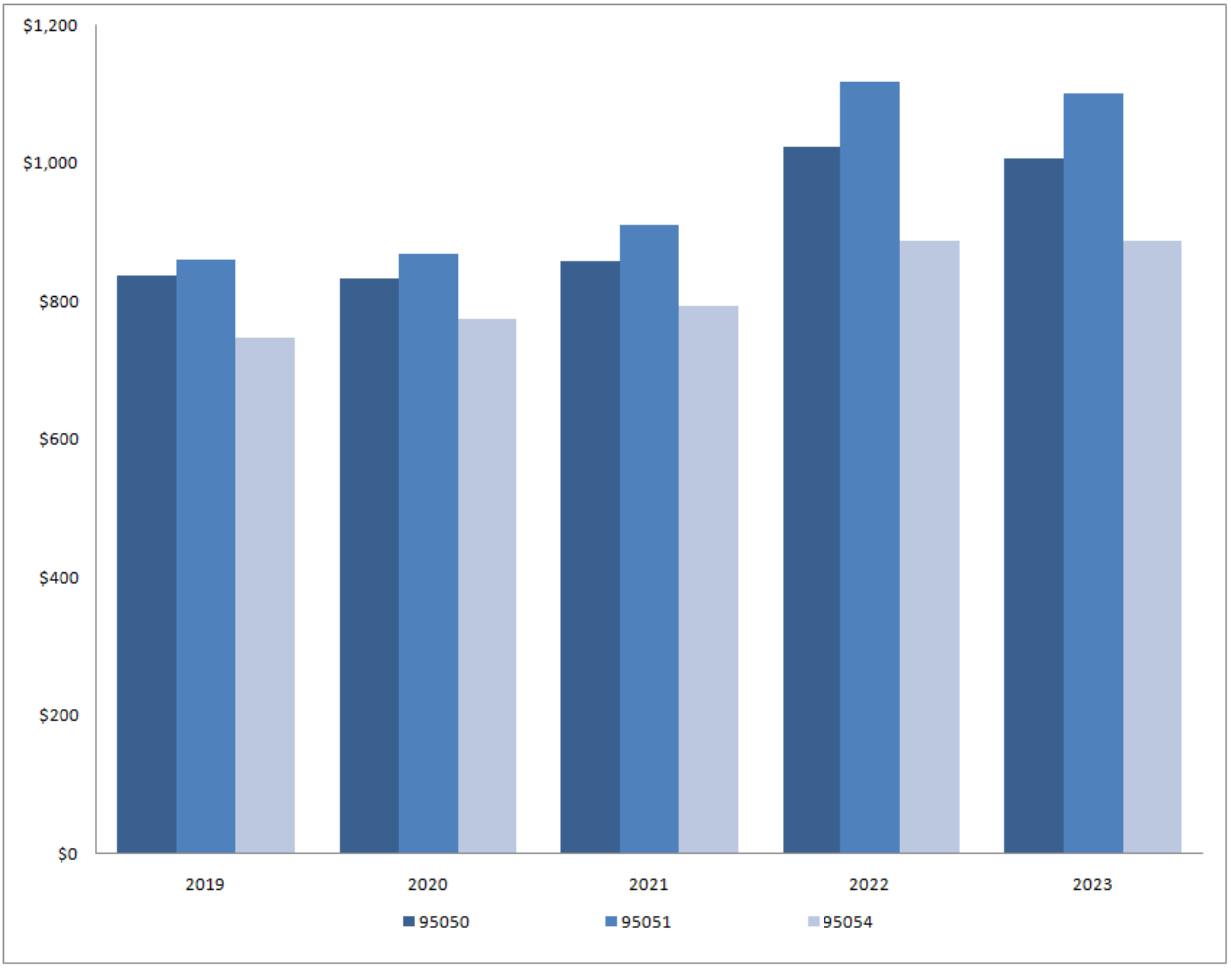
We estimated the value of 1 acre of land for zip code 95050 above. Following we apply any differences in value between the 95051and 95050 zip codes to estimate the average value of one acre of land in 95051.

Estimating Differences Between Zip Codes

Differences between the 95050 and 95051 zip code for each use was based upon market feedback and anecdotal information. We also considered differences in values/rents for the commercial and industrial uses, and comparedmedian selling prices and rents for the residential uses.

Residential Difference

Market participants and selling prices provided support that residential prices in the 95051 zip code are generally highercompared to the 95050 zip code. Some brokers believed that the 95050 area was slightly better due to Santa Clara University and a larger upper-middle class. Others pointed to the fact that the 95051 includes an area of the city close to Apple's headquarters and also within the Cupertino Union School District, a higher rated school district, which commands residential price premiums. Several brokers reported that some of the nicest neighborhoods in the City are in and around San Tomas Expressway, which bisects 95050 and 95051.One market participant opined that the neighborhoods in 95051 were generally safer and that insurance premiums were lower rendering 95051 to be more desirable. Recent residential yearly-summarymedian prices/SFand Year End 2023median prices/SFbetween the 95050 and 95051 zip codes, as reported by DQ News /CoreLogic and MLS Listings, indicated the following:



The chart above indicates that the median selling price/SFhas historically been higher in zip code 95051, corroborating the general consensus among market participants. This data supports the opinions of market participants that 95050 rates inferior to 95051.

In the next table, based on data reported by the MLS the median price in 95051 has historically been higher than zip code 95050. In the most recent year the 2023 median price for 95051 was about 10% higher than 95050.However, unlike DQ News/CoreLogic which reports all recorded sales transaction, MLS only reports listings marketed on MLS, which often does not include all new construction. This is because builders, in the current market environment, oftenmarket their product in-house without using MLS, which is probably more cost effective and garners more marketing control to the builder.

Median Sales Price						
Housing Type	**Zip Code**	**2021**	**2022**	**2023**	**% Change per Month Last 12**	**% Change per Month Last 2 Years**
SFR, Condo, & Townhouse	95050	$1,350,000	$1,472,500	$1,472,500	0.00%	0.38%
	95051	$1,550,000	$1,650,000	$1,600,000	-0.25%	0.13%
	95054	$1,290,000	$1,278,044	$1,377,500	0.65%	0.28%
Source: Local MLS						

Based on market feedback,historical norms, and giving more weight to the MLS data,supported by historic DQ News/CoreLogic data, we concluded 2023 residential prices in zip code 95051 were 10.0% higher than zip code 95050.

Commercial Difference

We discovered that commercial land values are generally similar amongcommercial uses located along El Camino Real and Stevens Creek Blvd. within the 95050 and 95051 zip codes, which are the primary commercial corridors in Santa Clara. CoStar reported that the 4Q 2023average asking rents for retail between these zip codes were $2.43/SF/Month in 95050 vs. $3.14/SF/Month in 95051. CoStar reported that the 4Q 2023 average asking rents for office properties was $4.44/SF/Month in 95050 vs. $3.87/SF/Month in 95051. The 4Q 2022 average rents for office only between these zip codes were $4.75/SF/Month in 95050 vs. $4.08/SF/Month in 95051.Based on market data, rental rates differences, historic selling price differences, and vacancy rate differences we concluded that commercial land values in 95051 rated 15% inferiorto 95050.

Industrial Difference

Among industrial properties, much of the product in the 95051 zip code is built as, or allows for R&D and higher intensity office uses, and greater floor area ratios, rating superior to 95050. Furthermore, about65 acresof industrial lands in the 95051 zip code, around Kifer Rd and Lawrence Expressway, are converting to residential uses, reducing the supply of industrial properties, and pushing increasing demand and value for industrial at the same time. A comparison of the average rental rate per SF, as compiled by CoStar, showed that the average rental rates were equal in 95051 during 2022 ($2.33/SF in 95050 vs. $2.33/SF in 95051) and about equal and relatively unchanged in 2023 ($2.27/SF in 95050 vs. $2.31/SF in 95051). After consideration for differences in asking rents, historic selling price differences, and the opinions of the market, we concluded that industrial land prices rated about equal in the95051 zip code compared to 95050.

Conclusion of Value in 95051 Zip Code

Based on the above, we concluded residential uses in zip code 95051 rated 10.0% superior, while commercial values rated 15% inferior, and industrial values rated similar. In the next table, the adjusted price per acre for each land use in the 95051 zip code was adjusted and the appropriate weighted values are summed to produce the average value of a hypothetical 1-acre lot in the 95051 zip code:

95051 ZIP CODE LAND USE VALUES & AVERAGE 2023 VALUE PER ACRE					
Land Use	95050 Average Price/Acre Weighted	x	Adjustment Factor	=	95051 Average Price per Acre
Very Low Density Residential	$1,959,155	x	110.0%	=	$2,155,071
Low Density Residential	$136,670	x	110.0%	=	$150,337
Medium Density Residential	$325,720	x	110.0%	=	$358,292
High Density Residential	$412,579	x	110.0%	=	$453,837
Commercial	$576,451	x	85.0%	=	$489,983
Industrial	$2,044,837	x	100.0%	=	$2,044,837
	TOTAL AVERAGE VALUE PER ACRE				$5,652,357

Average Value of Hypothetical 1-Acre Lotin the 95051 Zip Code: **$5,650,000 (Rounded)**

AVERAGE VALUE ESTIMATE IN 95054 ZIP CODE

We utilize the same weighted land values from zip code 95050 and apply any differences in value between the 95054 and 95050 zip codes.

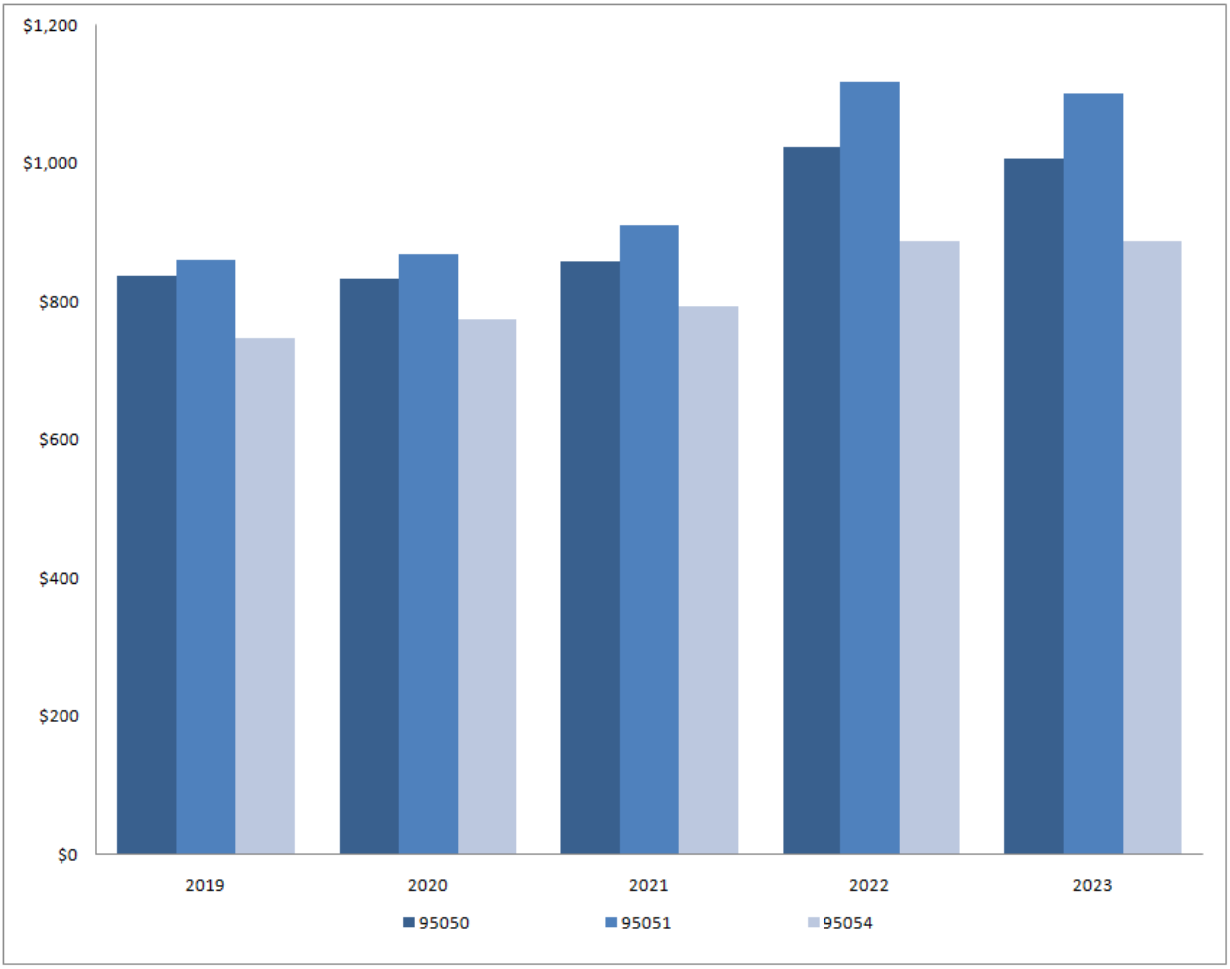
Estimating Differences Between Zip Codes

For 95054 value conclusions, we applied the same methodology used above to estimate the value differences between the 95050 and 95051 zip codes.

Residential Difference

Median and average selling prices provided support that the residential pricesin the 95054 zip code were generally similaror a little inferior when compared to the 95050 zip code. Brokers active in the market reported a range of opinions, that generally these two zip codes are not much different, but that 95054 tends to rate a little inferior. The 95054 zip code is affected by airport noise and has a higher concentration of higher-density housing units; there is less detached

single-family selection and therefore fewer traditional residential neighborhoods with detached units. Recent yearly-summary median prices/SFfor the 95050 and 95054 zip codes, as reported by DQ News /CoreLogic and MLS Listings, indicated the following:



The median selling prices/SFhas been historically higher in the 95050 zip code. The historic DQ News/CoreLogic data indicated that the aggregate median price in 95054 was 5.0% *lower* in 2019 and about 2.1% *lower* in 2020. In 2021 the difference was about 2.7% *lower*. In 2022 the difference was about 15% *lower*. In 2023 the 95054 zip code was about 7% *lower*. This data supports the opinions of market participants that 95054 generally rates inferior to 95050.

The next table is the same MLS data displayed above in the previous section.

Median Sales Price						
Housing Type	**Zip Code**	**2021**	**2022**	**2023**	**% Change per Month Last 12**	**% Change per Month Last 2 Years**
SFR, Condo, & Townhouse	95050	$1,350,000	$1,472,500	$1,472,500	0.00%	0.38%
	95051	$1,550,000	$1,650,000	$1,600,000	-0.25%	0.13%
	95054	$1,290,000	$1,278,044	$1,377,500	0.65%	0.28%
Source: Local MLS						

Based on market data, historical norms, the opinions of market participants, and giving more weight to the historical norms, supported by historic DQ News/CoreLogic data (which includes new and resale residential construction), we concluded that residential land prices in zip code 95054 werehistorically lower than zip code95050, on the order of 5%.

Commercial Difference

Most of the new commercial planned or proposed for the 95054 zip code comprises office and hotel uses, however, there are several mixed-use projects in process, notably Related Santa Clara. This area of Silicon Valley includes the Golden Triangle and has historically supported higher intensity uses and properties offering freeway visibility (U.S. 101 and CA-237). The addition of Levi's Stadium and the draw of Great America theme park and the Santa Clara Convention Center create additional synergies for this zip code. The greatest concentration of Class A office is located within this zip code and more is planned. As noted above, there are several mixed-use projects in process, which if built-out, will add both retail and new residential customers.

A comparison of the historic 3-year average rental rate (2018-2020)compiled by CoStar, revealed that the average rents between these zip codes was slightly lower in 95054, $4.33/SFvs. $4.53/SFin 95050, a difference of about 4.4% based on office and retail uses.The 4Q 2022 average rents for office only between these zip codes were lower in 95054, $4.25/SF vs. $4.75/SF in 95050. This pattern was repeated in the 4Q 2023 with the average rents for office only between these zip codes being about 8% *lower* in 95054, $4.13/SF vs. $4.44/SF in 95050. The 95050 rental rate is influenced by newer retail constructionwhich typically commands higher rental rates. Based on the data, including broker estimates and rental rate differences in each zip code, and considering that there is a greater proportion of office uses compared to retail uses, we concluded that a downwardadjustment of 10% was warranted for 95054for commercial land value.

Industrial Difference

Among industrial properties, much of the product in the 95054 zip code is built as, or allows for R&D and higher intensity office uses, rating superior to 95050. This also allows for greater floor area ratios in 95054. Most market participants reported higher prices in 95054 due primarily to

superior freeway access and fewer heavy-industrial uses. A comparison of the average rental rate per SF, as compiled by CoStar, showed that the average rental rates were equal in 95054 during 2022 ($2.33/SF in 95050vs. $2.33/SF in 95054) and only slightly different in 2023($2.27/SF in 95050 vs. $2.19/SF in 95054). After consideration for differences in asking rents, historic selling price differences, and the opinions of the market, we concluded that industrial land prices rated about equal to the 95054 zip code compared to 95050.

Conclusion of Value in 95054 Zip Code

Based on the above data and analysis, the adjusted price per acre for each land use in the 95054 zip code was adjusted and the appropriate weighted values are summed to produce the average value of a hypothetical 1-acre lot in the 95054 zip code:

95054 ZIP CODE LAND USE VALUES & AVERAGE 2023 VALUE PER ACRE					
Land Use	95050 Average Price/Acre Weighted	x	Adjustment Factor	=	95054 Average Price per Acre
Very Low Density Residential	$1,959,155	x	95.0%	=	$1,861,197
Low Density Residential	$136,670	x	95.0%	=	$129,837
High Density Residential	$325,720	x	95.0%	=	$309,434
Medium Density Residential	$412,579	x	95.0%	=	$391,950
Commercial	$576,451	x	90.0%	=	$518,806
Industrial	$2,044,837	x	100.0%	=	$2,044,837
	TOTAL AVERAGE VALUE PER ACRE				$5,256,061

Average Value of a Hypothetical 1-Acre Lotin the 95054 Zip Code: $5,255,000 (Rounded)

RECONCILIATION AND OPINION OF AVERAGE VALUES

The sales comparison approach was the appropriate value approach for each land use. Total sales statistics in 2023 revealed that about 50.04% of the total sales in the city by land area were commercial and industrial transactions and the other 49.96% were residential. This represents a greater percentage of commercial and industrial transactions by land area than in prior years. Data provided by Old Republic Title Company shows only 386 single family home sales in 2023 compared to 516 single family home sales in 2022. However, the median residential selling price in 2023 in the city of Santa Clara was generally increasing throughout the first half of 2023 and generally trending downwards in the last half of 2023. This resulted in slightly higher residential unit values for 2023.Industrial and commercial land values were unchanged in both 2022 and 2023. In 2023, the combination of higher interest rates and expected slower economic growth has

impacted the market. All these factors resulted in only slight changes to the 2023 values for the hypothetical one-acre lots for each zip code compared to 2022.

We concluded to the following average value for each zip code on December 31, 2023, the effective date of value opinion:

Opinion of Average Value of a 1-Acre
Lot in the 95050 Zip Code: $5,455,000 (Rounded)

(Five Million FourHundredFifty FiveThousand Dollars)

Opinion of Average Value of a 1-Acre
Lot in the 95051 Zip Code: $5,650,000 (Rounded)

(Five Million Six Hundred Fifty Thousand Dollars)

Opinion of Average Value of a1-Acre
Lot in the 95054 Zip Code: $5,255,000 (Rounded)

(FiveMillion Two Hundred Fifty FiveThousand Dollars)

ADDENDA

- Old Republic Title Company 2022 Sales data in City of Santa Clara (on file)
- City of Santa Clara Supplemental Instructions for the Appraisal of the Fair Market Value of Land
- Maps of the Sale Comparables
- Land Sale Comparable Parcel Maps
- Brokerage Reports (on file)
- Qualifications of Appraiser

Attachment A
Supplemental Instructions
for the Appraisal of the Fair Market Value of Land

The following information and instructions will be used by the City when setting the land value used in the formula for determining the impact fees due in lieu of park and recreational land dedication pursuant to Santa Clara City Code 17.35. *(Approved by Santa Clara City Council—June 7, 2016)*

Background.

On July 15, 2014, Council added Chapter 17.35 "Park and Recreational Land" to the Santa Clara City Code to ensure that new residential development provides adequate community and neighborhood park land for active recreational uses and/or pays a fee in-lieu of parkland dedication to mitigate the impacts of the new growth pursuant to the California Quimby Act and/or Mitigation Fee Act.

17.35.040 Formula for calculation of fee in lieu of land dedication.

(a) When a fee is required to be paid in lieu of parkland dedication, the maximum amount of such fee shall be determined by the fair market value of the amount of land that would otherwise be required to be dedicated pursuant to SCCC 17.35.030, as set forth below. The date of valuation of the property for in-lieu fee purposes shall be the date that the City determines that the developer's application for a parcel map or tentative subdivision map, or application for projects not involving a subdivision, is complete.

(b) Fair Market Value.

(1) The City shall determine the fair market value of the property by using the average per acre land value for property in the City of Santa Clara, based upon a survey of land values and sale records in the City. The City Council shall set a minimum of three such average values, one for each of the three existing Zip Codes in the City (95050, 95051, 95054). The City Council may, at its discretion, set average values for additional subregions of the City. The City Council shall review the fair market values not less than annually and set the values in a Council resolution.

(2) If the developer objects to this determination of fair market value, the developer may elect to have the value established by appraisal. If the developer chooses this option, the developer shall deposit with the City an amount sufficient to cover the cost of an appraisal, which the City shall conduct. The appraisal shall be completed prior to approval of the tentative or parcel map or, for developments not involving a subdivision, prior to the issuance of a building permit.

(c) Based on the determination of fair market value set forth in subsection (b)(1) of this section, for each of the dwelling unit categories, the City Council shall set the amount of fees to be paid in lieu of parkland dedication in a Council resolution, which the Council shall review annually. (Ord. 1928 § 3, 7-15-14).

Guidelines for Appraiser:

a. *Appraiser is to provide a "Fair Market Value" for an average acre of land (hypothetical, rectangular, useable site) for property in each of the three existing City of Santa Clara Zip Codes 95050, 95051, 95054. The opinion will conform to Uniform Standards of Professional Appraisal Practice.*

b. **Valuation Date:** *December 31 of each year.*

c. **Location & Property Sales Data Set Boundaries**: *Data set will begin with sales data from within Santa Clara City limits.*

d. **Data Set Date Range:** *Use data from January 1st to December 31st of each year. Example: January 1, 2015 to December 31, 2015 for "December 31, 2015 Valuation Date." See contingencies below.*

e. **Property Types:** *Use all of the following property types: Single Family (low and very low density), High Density Residential, Medium Density Residential, Commercial, Industrial, Lots and Land.*

f. **Contingencies for Limited Data Set of each Property Type**: *If there are insufficient, credible data points or sales of a particular property type, then appraiser will explore and use comparable sales from the local competitive market area, adjacent to City of Santa Clara. A fixed distance from City of Santa Clara city limit is not given, however a compelling, rational basis for the selection of the competitive market area must be given by the appraiser in the report. Preference is for closer, more recent, and comparable; discretion is given to the appraiser.*

g. **Sales Transactions Data not to be used:** *Do not use transactions if they are not an arms-length transaction, have encumbered/clouded title, are environmentally impaired site, or are more than three (3) years old.*

h. **Inflation factors for Comparable between 1 and 3 years:** *An inflation factor will be computed and applied to comparable sales over one year based on reasonable and rational considerations such as sales and rental trends or other appropriate methods.*

i. **Sales Transactions Data that may be included:** *May use real estate sales transactions by the City of Santa Clara for additional neighborhood or community parkland.*

j. **Data Values excluded:** *No values or set of values at the high or low end of the data set are to be excluded from consideration in the average values on the sole basis of being relatively high or low; however, a check for consistency among comparable values will be done, and a rational basis should be provided for credible comparable transactions if not used.*

k. **Research Factors to be considered for Comparable sales:** *The factors to be used to compare property values include, but are not limited to physical factors, economic factors, market conditions verification to parcel maps, public records, CoStar data bank. Additional factors may be used provided there is a rational basis for doing so.*

l. **Reconciliation of value differences**: *The approach will be comparative, iterative, qualitative and quantitative, and will be made at the appraiser's discretion.*

m. **Weight to be applied to Property Types:** *The weighted average of each property type will be based on the percentage of land area in the sales transactions, for example, if 25% of total acreage is high density residential, then the relative weight of that property type will be 25%. (The weight will not be done by the quantity of sales of each type or the percent of value of sales of each type).*

n. **Reporting:** *A draft valuation report will be generated by March 15. City will provide for a two week circulation and comment period. The valuations included the final valuation report will be used in the calculation formula for fees prepared by staff to be reviewed by Council as part of the annual City budget process and Municipal Fee Schedule adoption by June 30. Fees will be implemented on or after July 1 depending upon Quimby Act or Mitigation Fee Act provisions of the Council resolution.*

Attachment A-Supplemental Instructions for Parkland Dedication In Lieu Fee Process and Schedule 2016

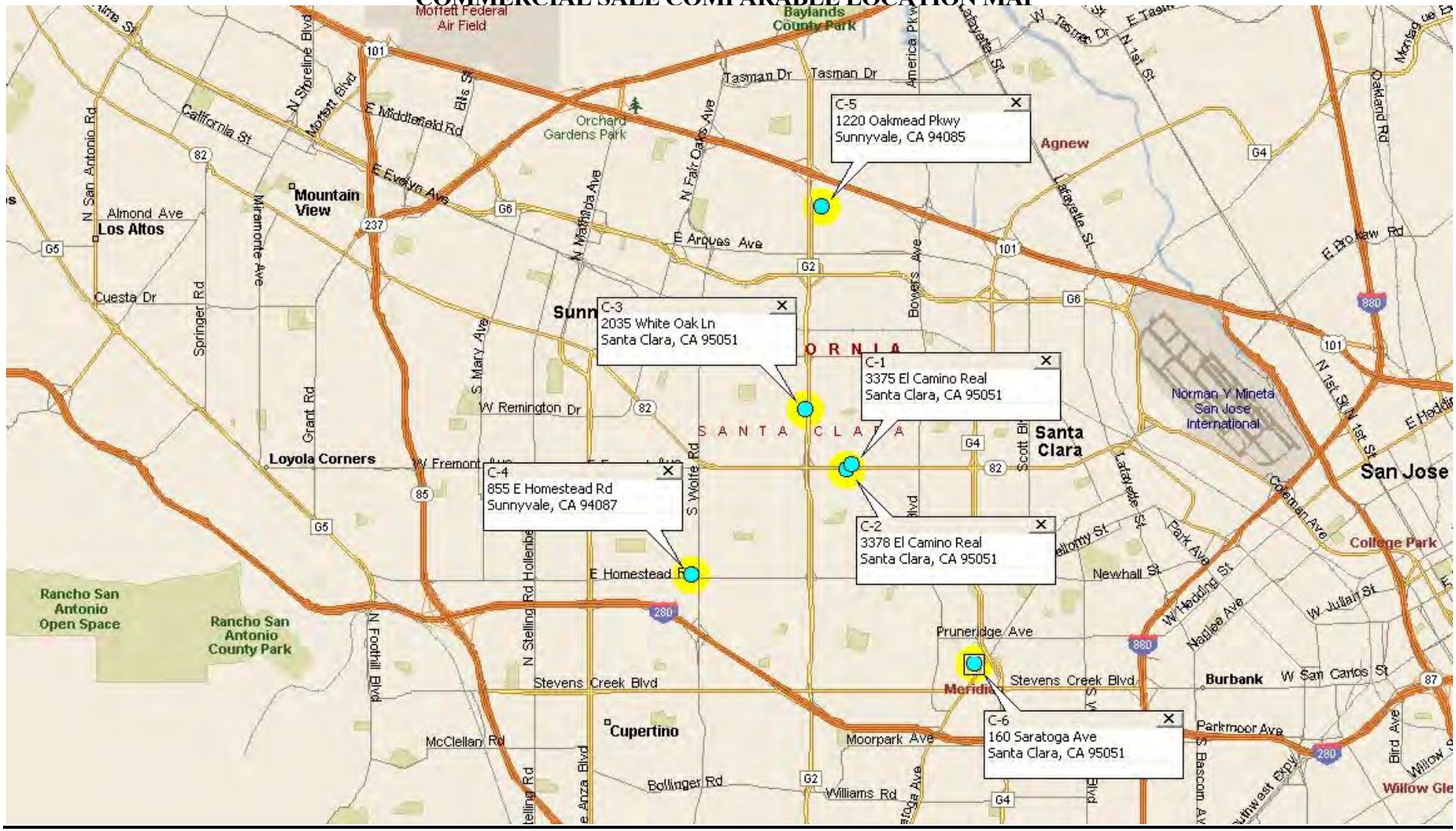
VERY LOW-DENSITY RESIDENTIAL SALE COMPARABLE LOCATION MAP



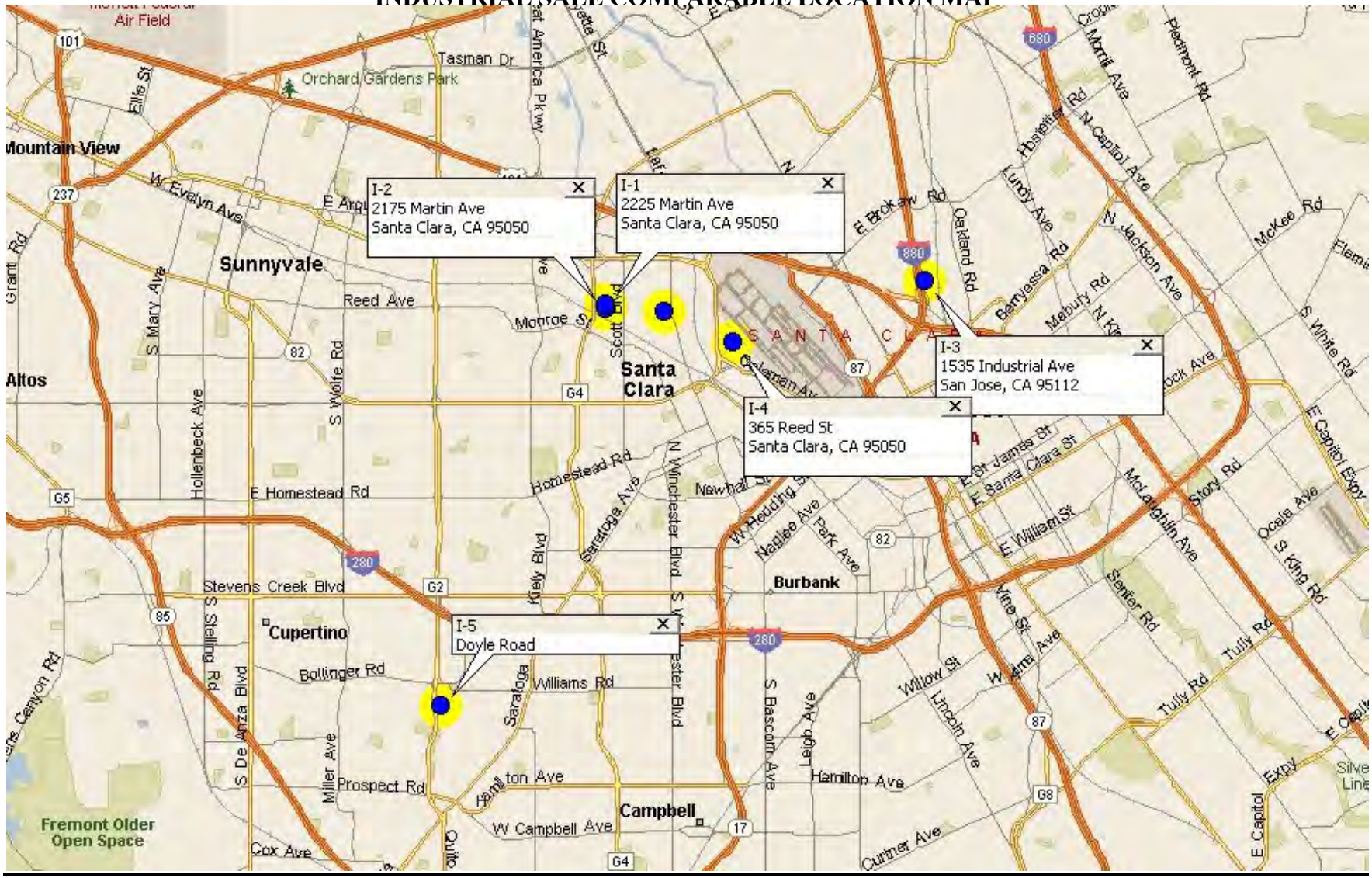
HIGH-DENSITY RESIDENTIAL SALE COMPARABLE LOCATION MAP



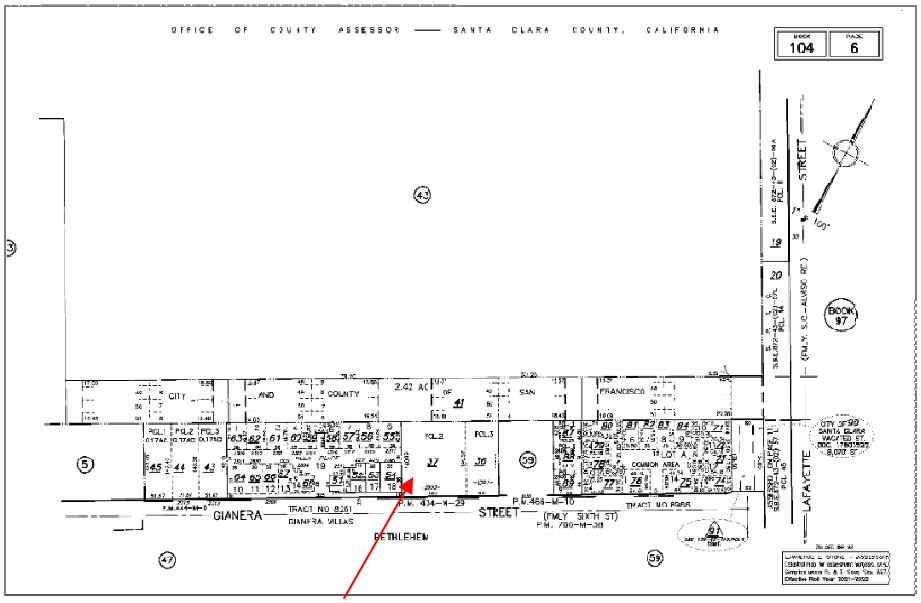
COMMERCIAL SALE COMPARABLE LOCATION MAP



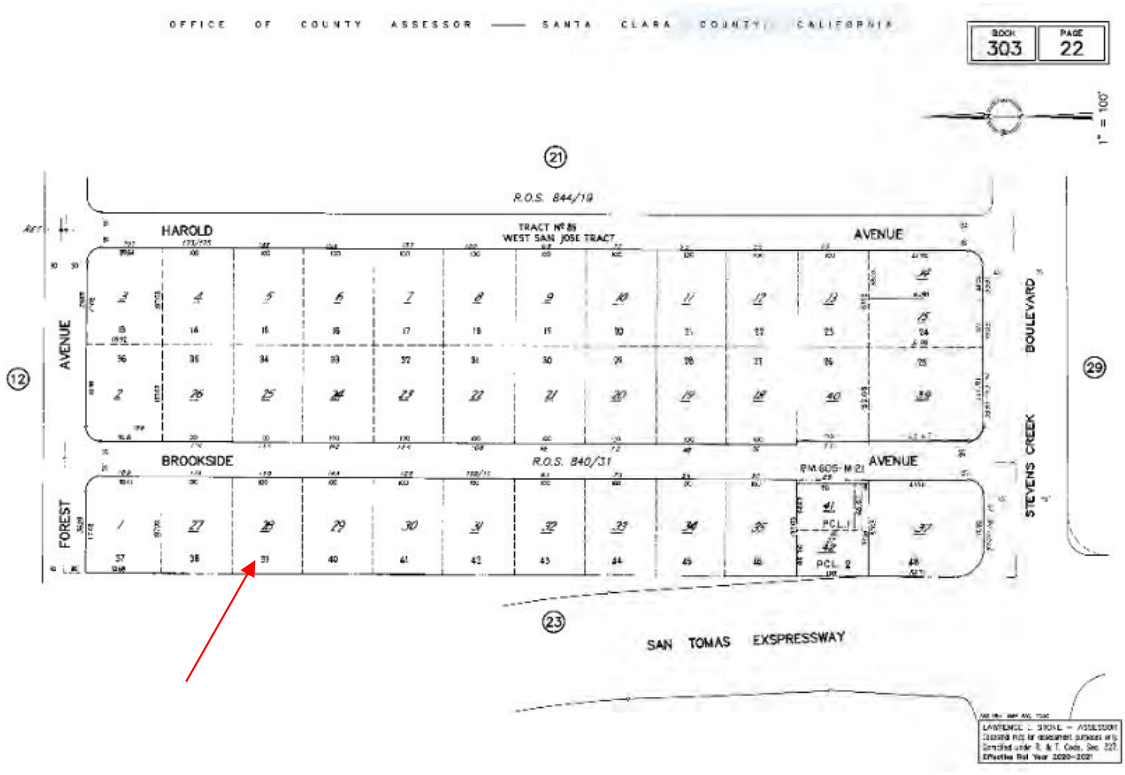
INDUSTRIAL SALE COMPARABLE LOCATION MAP



COMPARABLE LAND SALE PARCEL MAPS

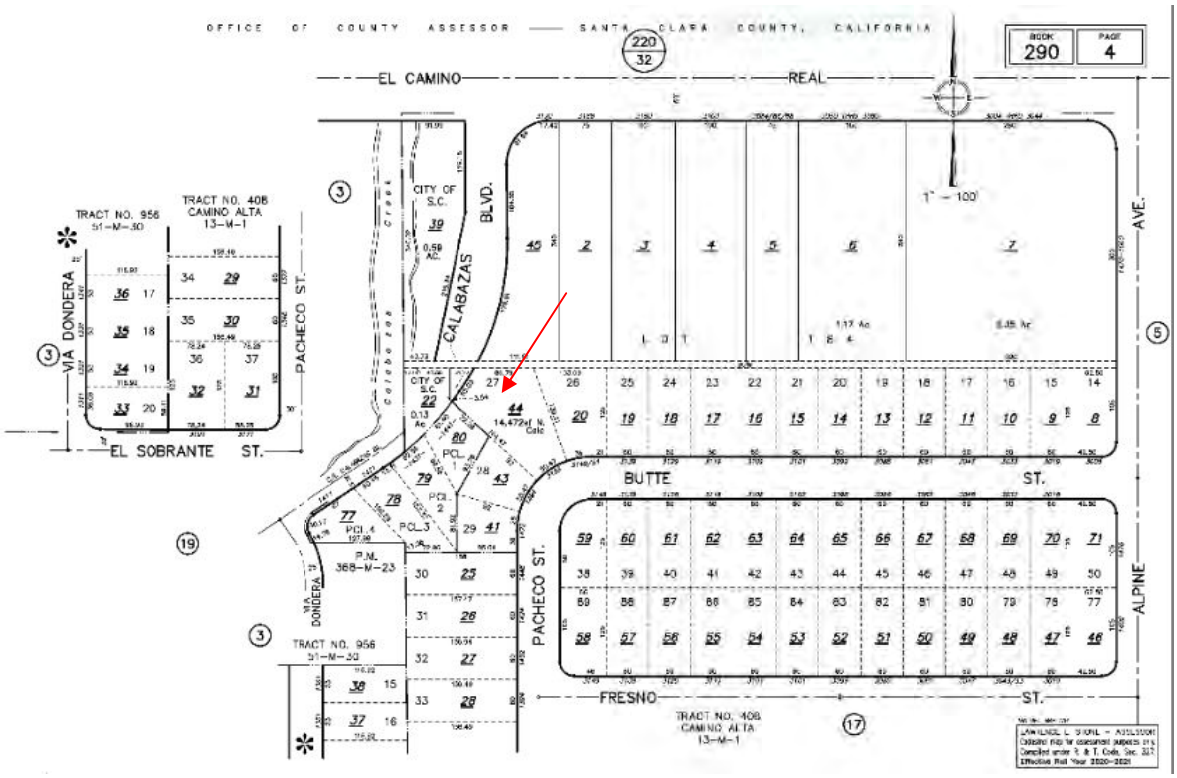


Very Low Density Land Comparable Sale VLD1

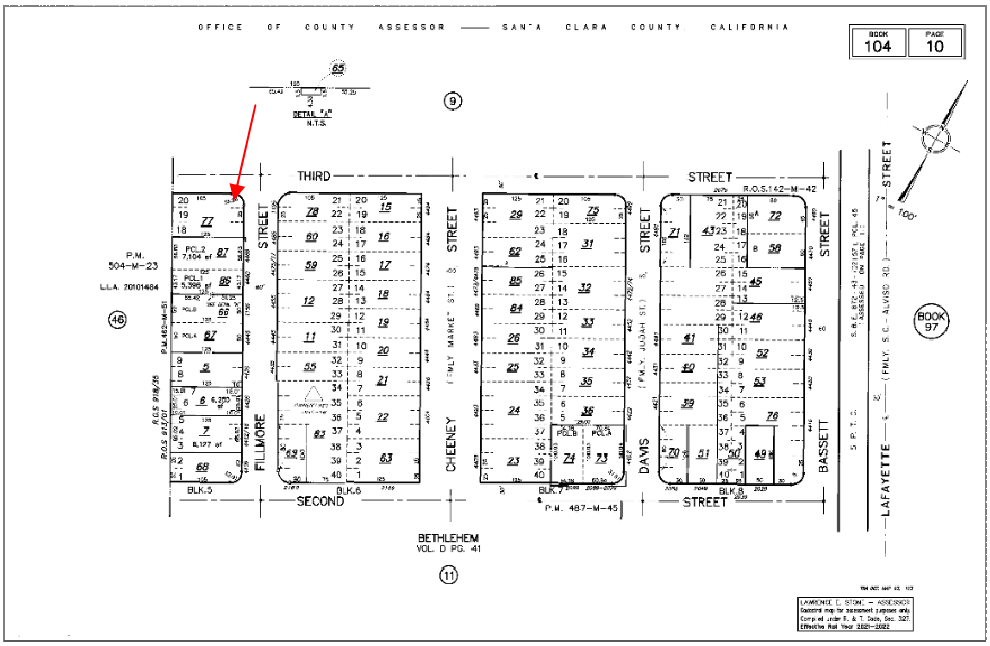


Very Low Density Land Comparable Sale VLD 2

COMPARABLE LAND SALE PARCEL MAPS

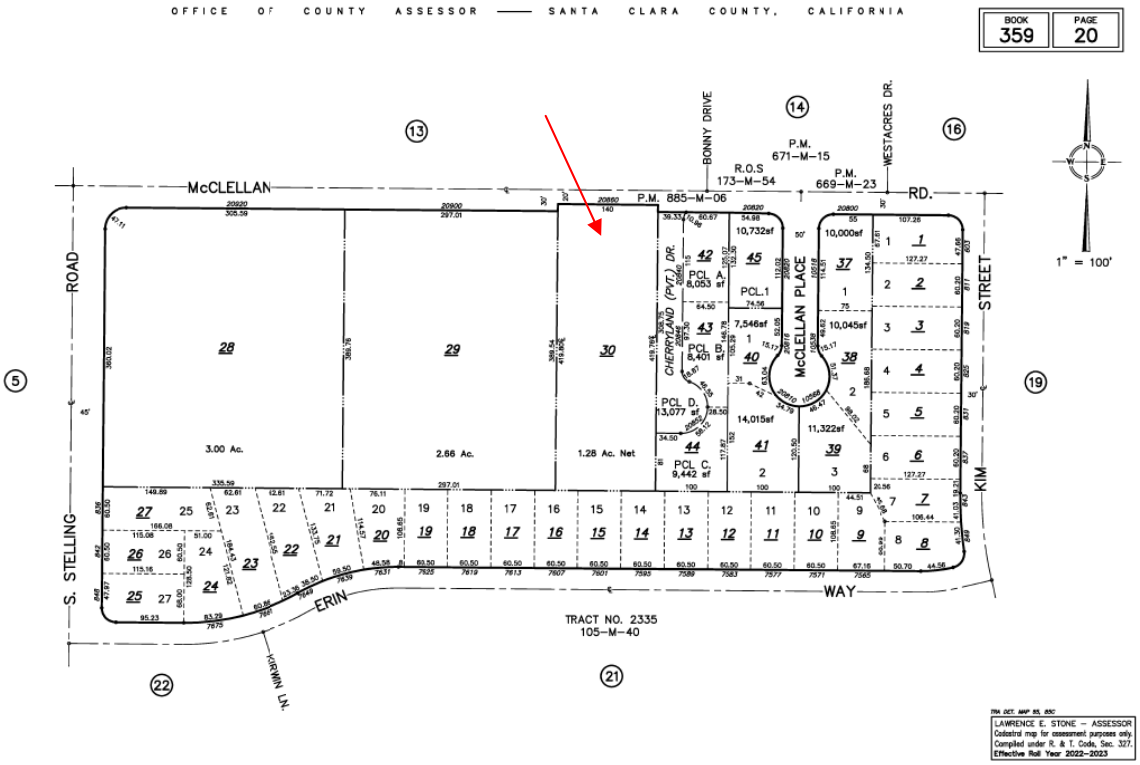


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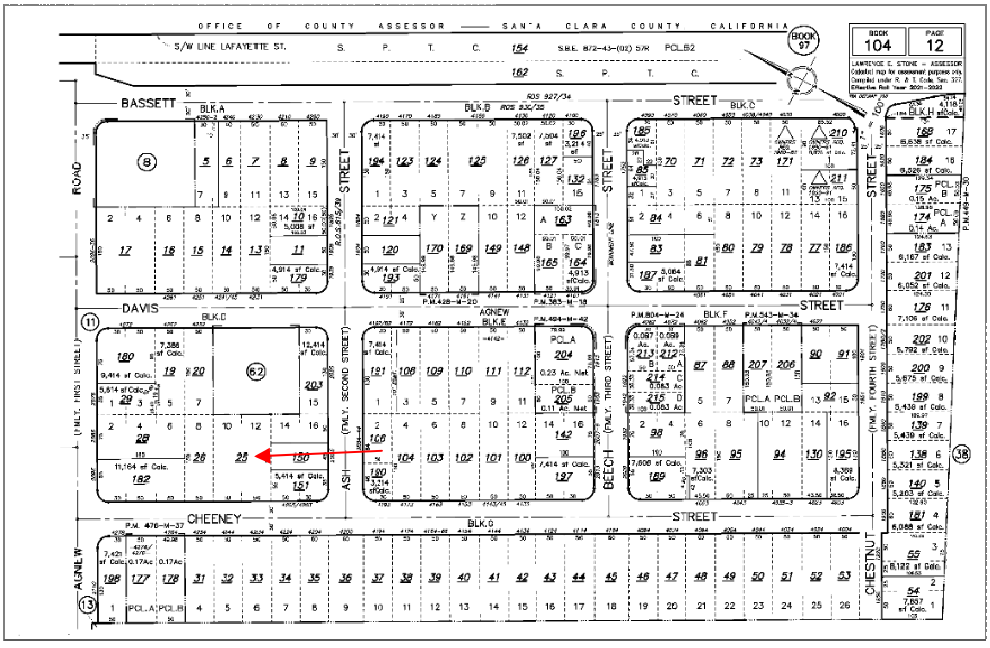


Very Low Density Land Comparable Sale VLD 4

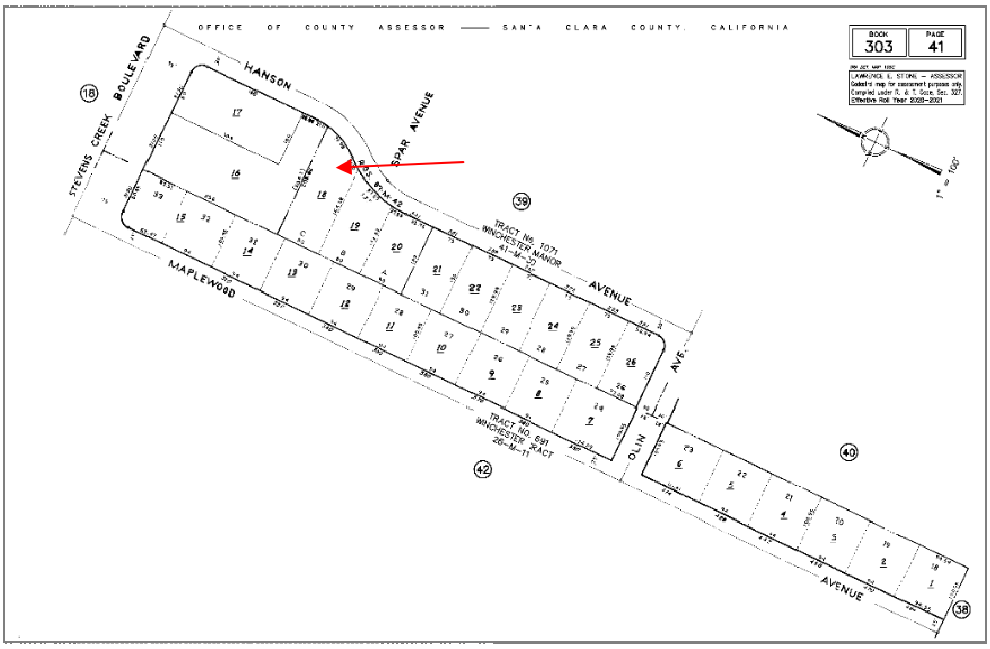
COMPARABLE LAND SALE PARCEL MAPS



Very Low Density Land Comparable Sale VLD 5

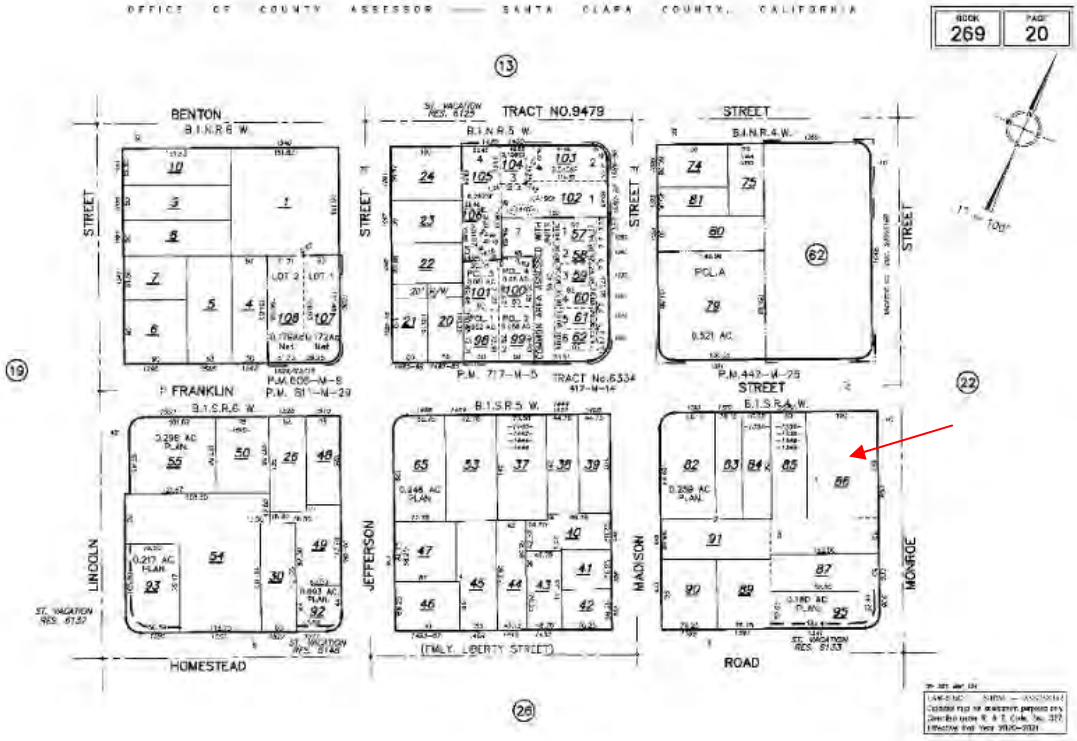


Very Low Density Land Comparable Sale VLD 6

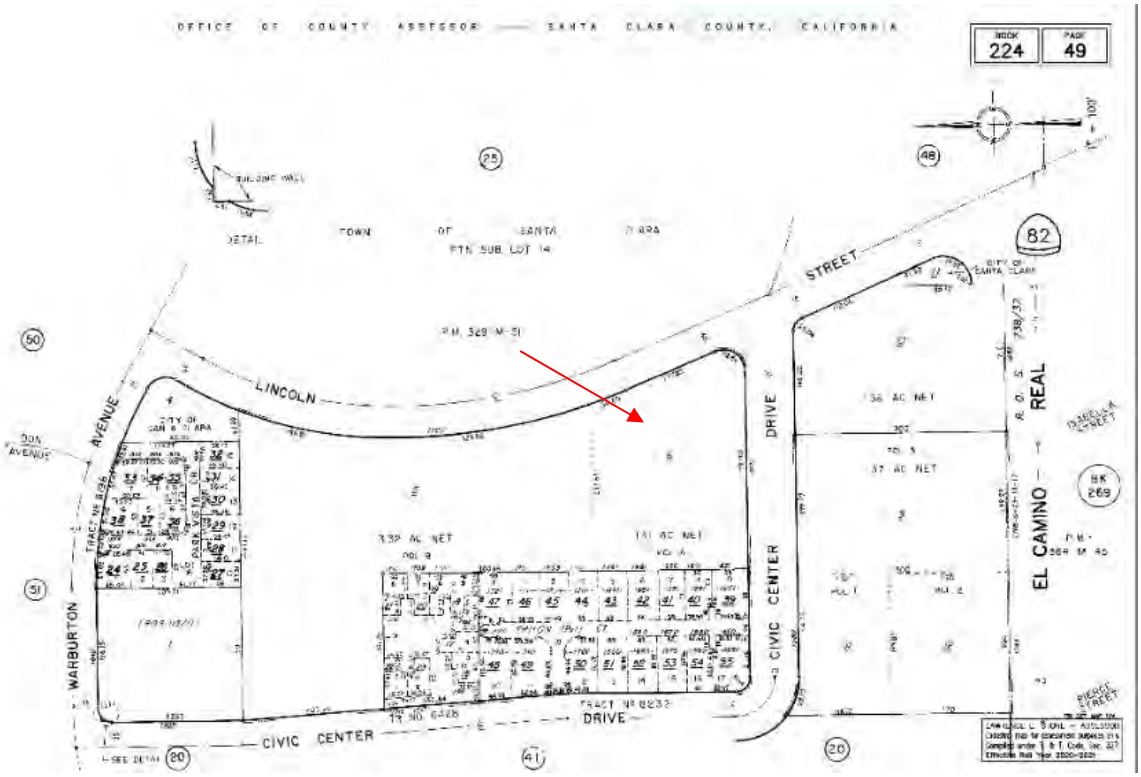


Very Low Density Land Comparable Sale VLD 7

COMPARABLE LAND SALE PARCEL MAPS



High Density Land Comparable Sale HD 1

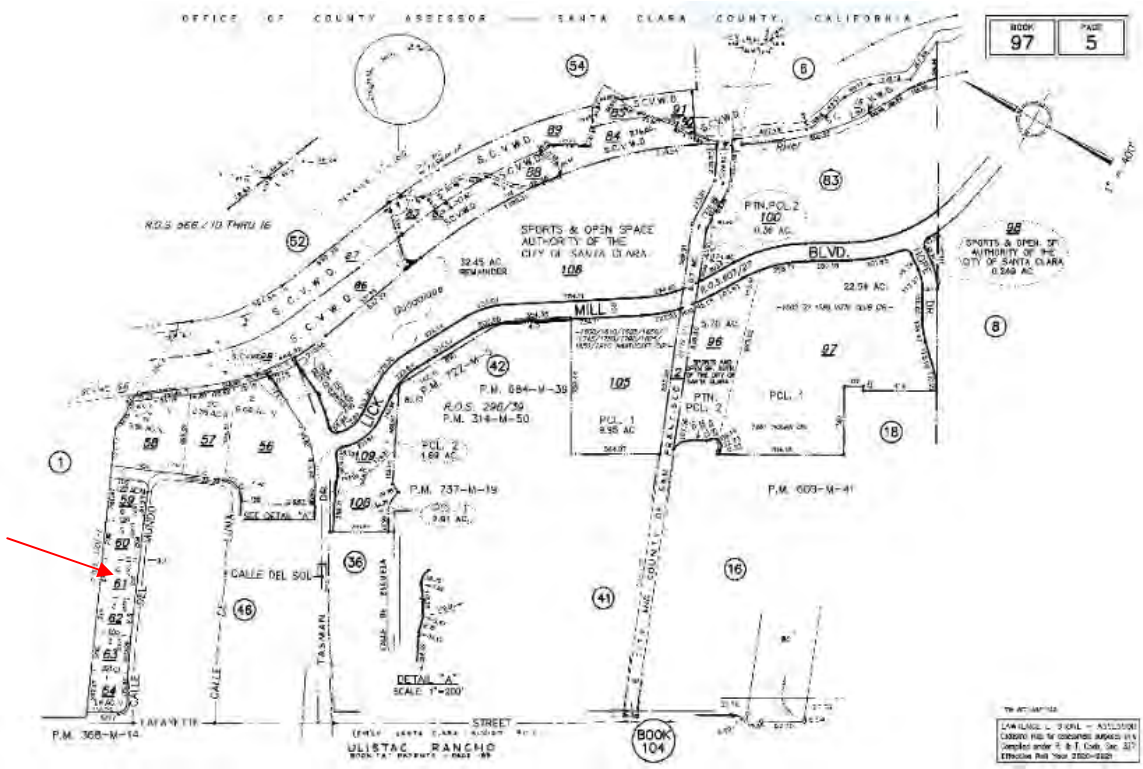


High Density Land Comparable Sale HD 2

COMPARABLE LAND SALE PARCEL MAPS

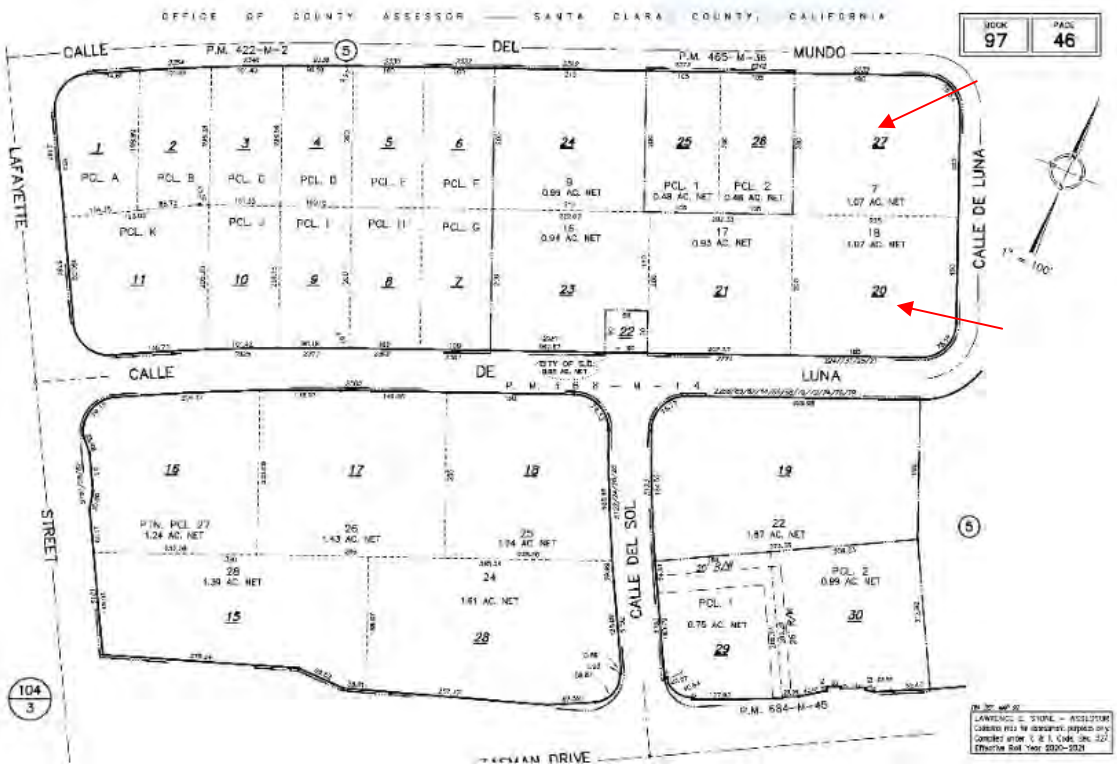


High Density Land Comparable Sale HD 3

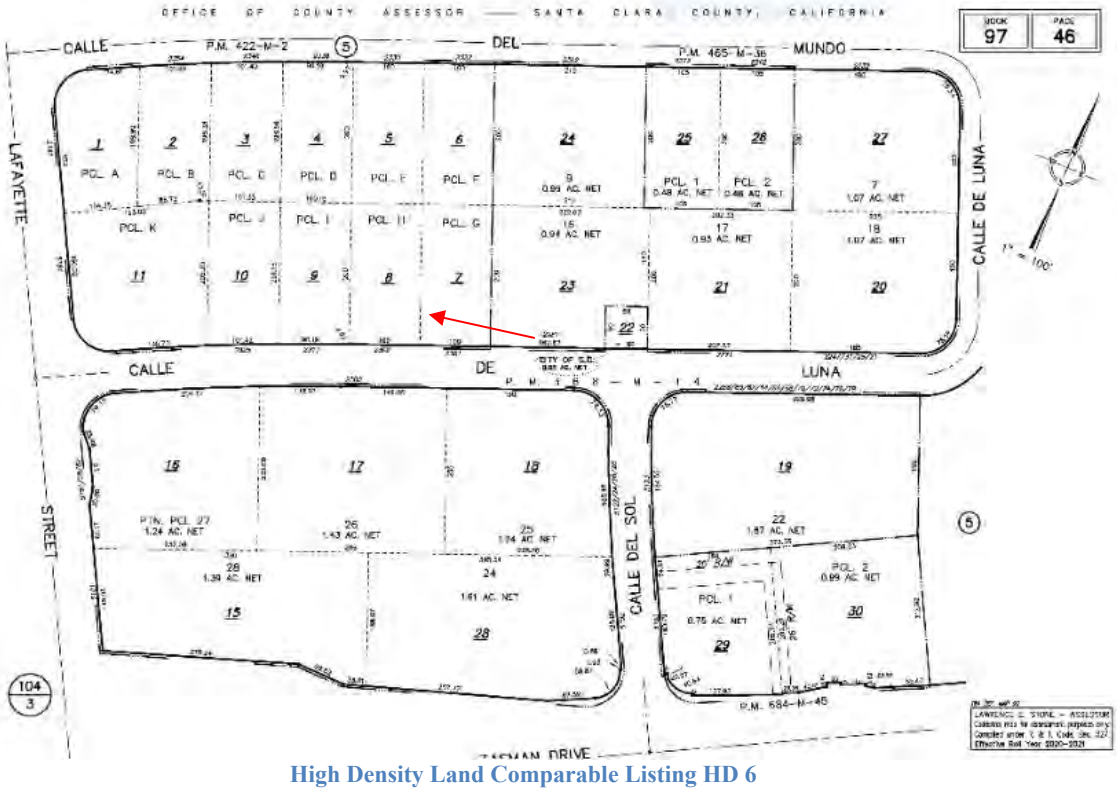


High Density Land Comparable Sale HD 4

COMPARABLE LAND SALE PARCEL MAPS

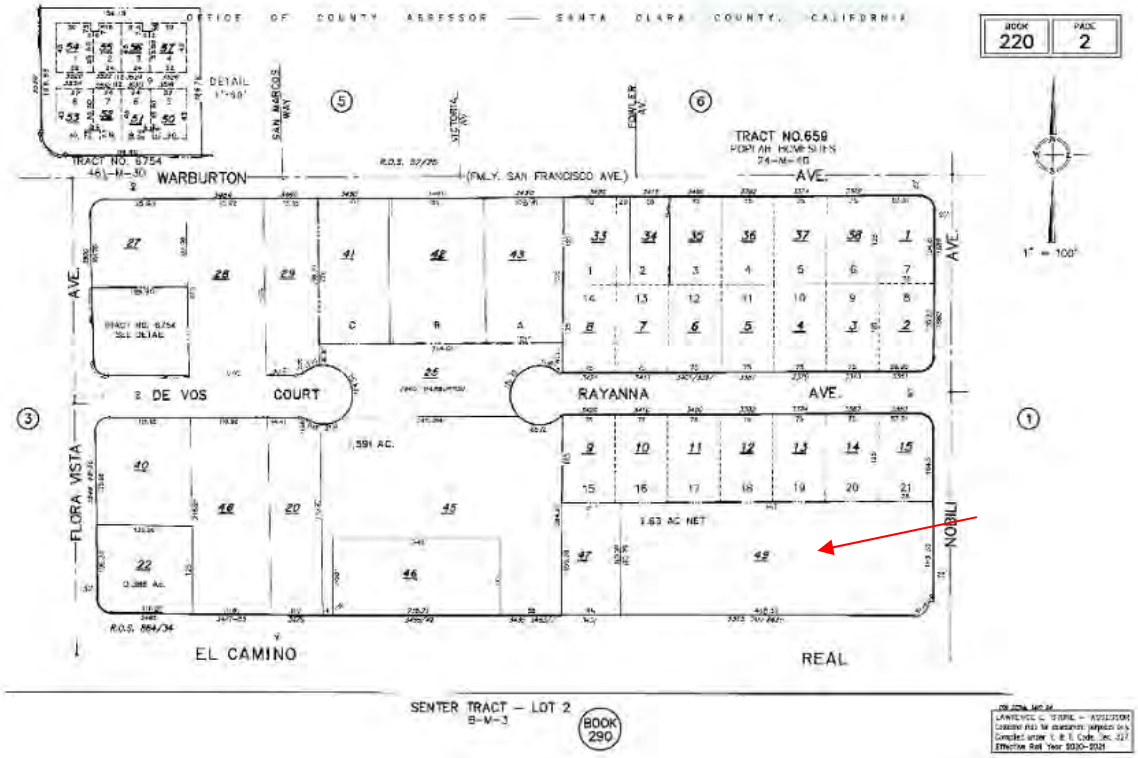


High Density Land Comparable Sale HD 5



High Density Land Comparable Listing HD 6

COMPARABLE LAND SALE PARCEL MAPS

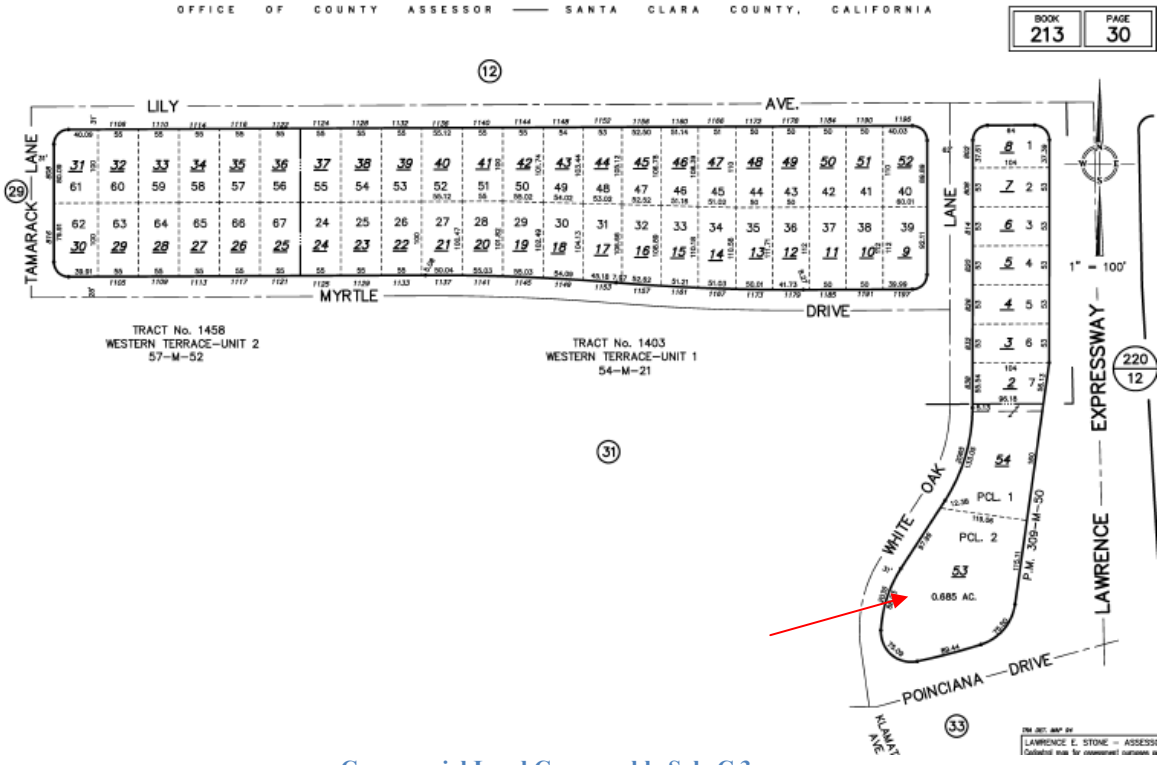


Commercial Land Comparable Sale C 1

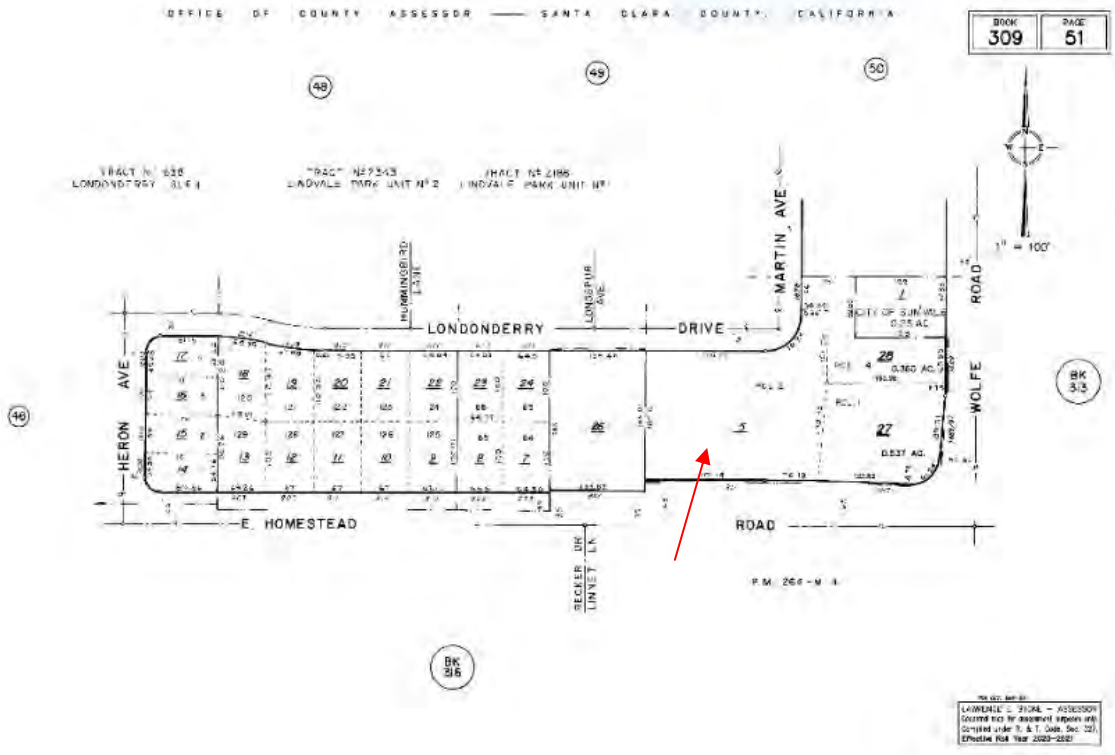


Commercial Land Comparable Sale C 2

COMPARABLE LAND SALE PARCEL MAPS



Commercial Land Comparable Sale C 3

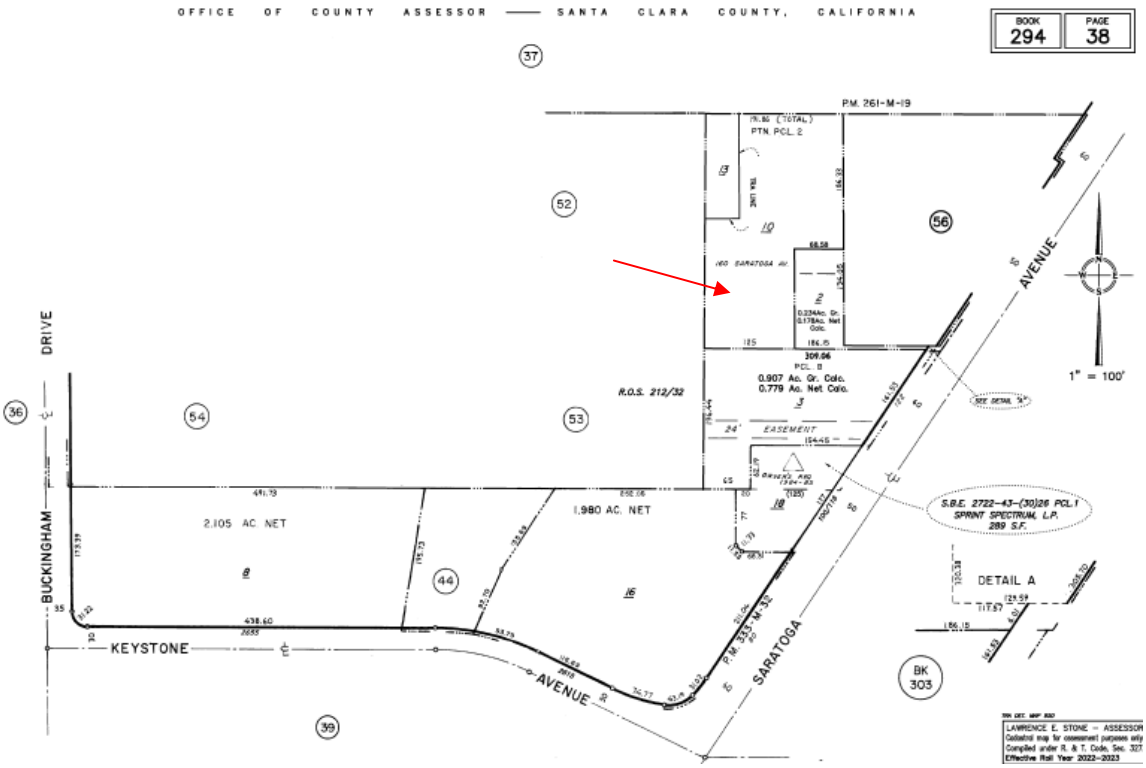


Commercial Land Comparable Sale C 4

COMPARABLE LAND SALE PARCEL MAPS



Commercial Land Comparable Sale C 5



Commercial Land Comparable Sale C 6

COMPARABLE LAND SALE PARCEL MAPS

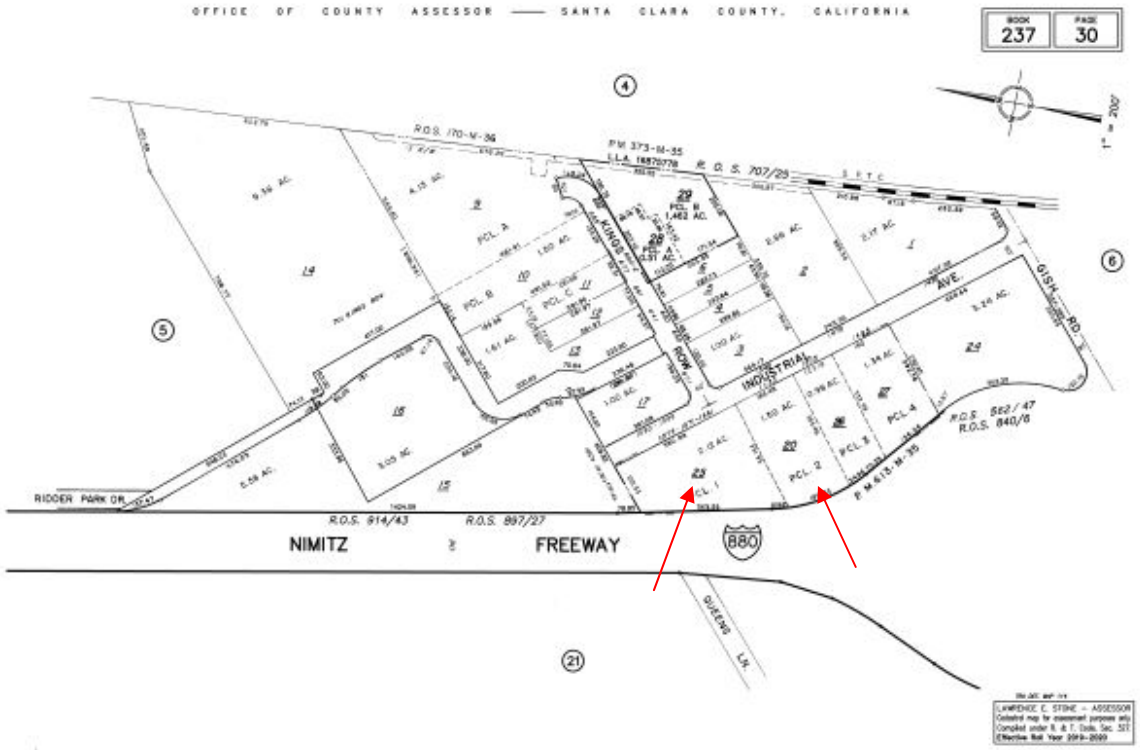


Industrial Land Comparable Sale I 1



Industrial Land Comparable Sale I 2

COMPARABLE LAND SALE PARCEL MAPS

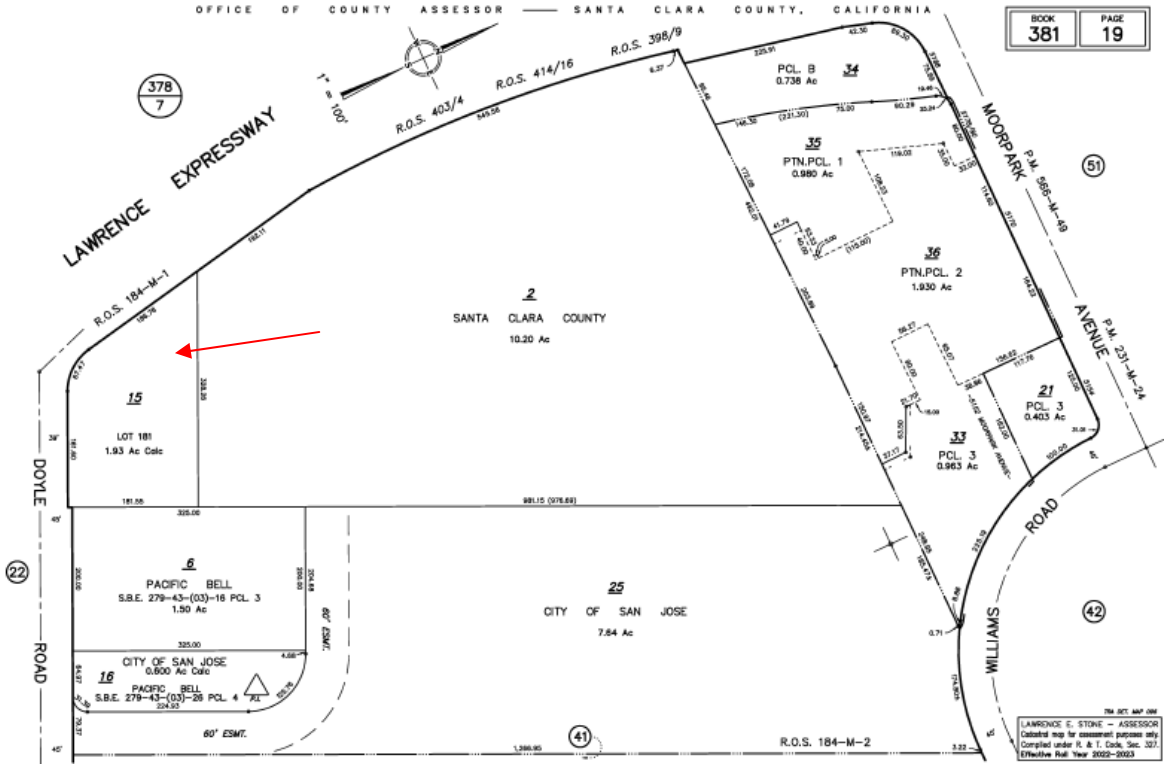


Industrial Land Comparable Sale I 3



Industrial Land Comparable Sale I 4

COMPARABLE LAND SALE PARCEL MAPS



Industrial Land Comparable Sale I 5

FRANK E. SCHMIDT, MAI, SRA
CURRICULUM VITAE, January 2024

Valuation Consulting, Forensic and General Appraisal, Expert Testimony
MAI and SRA MEMBER of the APPRAISAL INSTITUTE, No. 11933
fschmidt@valuationconsultant.net (510) 468-9219
San Francisco Bay Area

For more than four decades, Mr. Schmidt has been a real estate appraiser and consultant with a practice primarily in Northern California and the San Francisco Bay Area. He began his career as a residential appraiser, earning the coveted SRA designation from the Appraisal Institute in 1989, and the prestigious MAI designation in 2002. In 1995, he partnered with Wayne Prescott to form the Schmidt-Prescott Group, a commercial appraisal firm of which he was president until its dissolution in 2017.

During his career, Mr. Schmidt has appraised a wide variety of real estate including residential, commercial, industrial, raw land, and special purpose properties for various property rights. His experience includes litigation support and testifying as an expert witness for both plaintiffs and defendants. Mr. Schmidt's client list includes attorneys, municipalities, private entities, lenders, and publicly traded companies. He was engaged as a diminution in value consultant on PG&E cases involving the destruction of thirty-eight homes in the 2010 San Bruno gas-line rupture fires. Mr. Schmidt was recently retained by the City of Santa Clara as an expert to assist the city's task force in the process of setting Parkland Dedication fees.

Mr. Schmidt has served on several professional committees throughout his career, including the International Right-of-Way Association and the Appraisal Institute. He currently serves on the Santa Clara County Assessment Appeals Board, of which he was elected Chairperson in 2017.

Expert Witness Testimony
U.S. District Court, Santa Clara County Superior Court, San Joaquin County Superior Court, San Francisco County Superior Court, Public Utility Commission of the State of CA, American Arbitration Association, Standard of Care, Eminent Domain

Professional Affiliations

Membership in:	Appraisal Institute [MAI (2002) and SRA Member (1989)]

Work Experience

1/2019 to Present:	Frank Schmidt & Associates, President San Francisco Bay Area
2018	Carneghi-Nakasako, Appraiser Consultant San Jose, CA
2/95 to 12/2017:	The Schmidt-Prescott Group, President San Jose, California
4/78 to 2/95:	Schmidt & Associates, Inc., President San Jose and Fremont, CA
6/76 to 4/78:	Senior Supervising Appraiser, Mercury Savings & Loan Cupertino, CA
1/76 to 6/76:	Staff Appraiser, American Savings & Loan San Jose, CA
2/75 to 12/75:	Real Estate Appraiser and Consultant, B.A. Ericson Appraisal Co., San Jose, CA

Formal Education

B.S. Business Management, 1997 Graduated with Honors	University of Phoenix San Jose, CA

Table A
Proposed Parkland Dedication In Lieu Fee Schedule - FY2024-25
95050

Applicable Fee Type	*Calculation*	MFA	Quimby
$/Acre (valuation date 12-31-2023)	*A*	$5,455,000	$5,455,000
Park Acres/1000 Pop. LOS Standard	*B*	2.6	3
Total Cost per 1,000	*C = A x B*	$14,183,000	$16,365,000
Cost per capita	*D = C/1000*	$14,183	$16,365
Density Single Family (Census)	*D x 2.84*	$40,280	$46,477
Improvement value (2023: $3,818 + 9.4%)	*$4,177 x 2.84*	$11,863	$11,863
Admin Charge	*0.02*	$1,043	$1,167
Total Single Family (SF) Dwelling Fee		**$53,186**	**$59,507**
Density Multi Family (Census)	*D x 1.92*	$27,231	$31,421
Improvement value (2023: $3,818 + 9.4%)	*$4,177 x 1.92*	$8,020	$8,020
Admin Charge	*0.02*	$705	$789
Total Multi Family (MF) Dwelling Fee		**$35,956**	**$40,230**

Table B
Proposed Parkland Dedication In Lieu Fee Schedule - FY2024-25
95051

Applicable Fee Type	*Calculation*	MFA	Quimby
$/Acre (valuation date 12-31-2023)	*A*	$5,650,000	$5,650,000
Park Acres/1000 Pop. LOS Standard	*B*	2.6	3
Total Cost per 1,000	*C = A x B*	$14,690,000	$16,950,000
Cost per capita	*D = C/1000*	$14,690	$16,950
Density Single Family (Census)	*D x 2.84*	$41,720	$48,138
Improvement value (2023: $3,818 + 9.4%)	*$4,177 x 2.84*	$11,863	$11,863
Admin Charge	*0.02*	$1,072	$1,200
Total Single Family (SF) Dwelling Fee		**$54,655**	**$61,201**
Density Multi Family (Census)	*D x 1.92*	$28,205	$32,544
Improvement value (2023: $3,818 + 9.4%)	*$4,177 x 1.92*	$8,020	$8,020
Admin Charge	*0.02*	$724	$811
Total Multi Family (MF) Dwelling Fee		**$36,949**	**$41,375**

Table C
Proposed Parkland Dedication In Lieu Fee Schedule - FY2024-25
95054

Applicable Fee Type	*Calculation*	MFA	Quimby
$/Acre (valuation date 12-31-2023)	*A*	$5,255,000	$5,255,000
Park Acres/1000 Pop. LOS Standard	*B*	2.6	3
Total Cost per 1,000	*C = A x B*	$13,663,000	$15,765,000
Cost per capita	*D = C/1000*	$13,663	$15,765
Density Single Family (Census)	*D x 2.84*	$38,803	$44,773
Improvement value (2023: $3,818 + 9.4%)	*$4,177x2.84*	$11,863	$11,863
Admin Charge	*0.02*	$1,013	$1,133
Total Single Family (SF) Dwelling Fee		**$51,679**	**$57,769**
Density Multi Family (Census)	*D x 1.92*	$26,233	$30,269
Improvement value (2023: $3,818 + 9.4%)	*$4,177x1.92*	$8,020	$8,020
Admin Charge	*0.02*	$685	$766
Total Multi Family (MF) Dwelling Fee		**$34,938**	**$39,055**

RESOLUTION NO. 23-9220

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA, TO SET THE PARKLAND IN LIEU FEE SCHEDULE FOR NEW RESIDENTIAL DEVELOPMENT IN ACCORDANCE WITH CHAPTER 17.35 ("PARK AND RECREATIONAL LAND") OF TITLE 17 ("DEVELOPMENT") OF THE CODE OF THE CITY OF SANTA CLARA ESTABLISHING THE AVERAGE PER-ACRE LAND VALUES AS CONTAINED IN THE ANNUAL LAND VALUATION APPRSAISAL REPORT AND THE PARK DEVELOPMENT COST PER CAPITA VALUE AS CONTAINED IN THE PARKS & RECREATION FACILITIES DEVELOPMENT IMPACT FEE STUDY AND ADUSTED BY THE CONSTRUCTION COST INDEX

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, the City of Santa Clara is the Government entity responsible for providing public parks, recreation and open space facilities within the City of Santa Clara; and,

WHEREAS, the 2010-2035 General Plan includes a goal that new parks, open space and recreation be provided with new development so that existing facilities are not over-burdened; and,

WHEREAS, the report entitled "Public Facilities Impact Fee Study" dated June 25, 2014 ("Nexus Study"), was prepared by Willdan Financial Services, Inc. and approved by Council in June 2014; and,

WHEREAS, on July 15, 2014, the City Council adopted Ordinance No. 1928, which added Chapter 17.35 to the City Code, and requires new residential development to provide adequate community and neighborhood park land for active recreational uses, and/or under certain conditions to pay a fee in lieu of parkland dedication; and,

WHEREAS, on February 24, 2015, the City Council adopted Ordinance No. 1937, adding duplex dwellings to the types of developments subject to the parkland dedication requirement, and removing the one (1) acre minimum parkland dedication prior to a developer being able to receive financial credit for private recreational amenities and open space; and,

WHEREAS, on August 27, 2019, Council approved Resolution No. 19-8749 which included the statutory findings required pursuant to the California Quimby Act (Quimby) and Mitigation Fee Act (MFA), including the report entitled "Santa Clara Park and Recreation Facilities Impact Fee Update Study" dated April 9, 2019 ("Nexus Study Update") prepared by Willdan Financial Services, Inc., and the professional land valuation appraisal report with a valuation date of December 31, 2017, and the park improvements costs with values as of 2017; and,

WHEREAS, on October 29, 2019 Council approved Resolution No. 19-8769 to establish the Parkland In Lieu Fee Schedule for New Residential Development in Accordance with Chapter 17.35 of the Code of the City of Santa Clara, and directed staff to phase in the updated 2017/18 Park Improvement Costs over four years and to use the annual Land Valuation Appraisal Report at 100% of cost recovery in the calculation of annual fees; and,

WHEREAS, in 2020, due to the global COVID19 pandemic, and through the regular adoption of the Municipal Fee Schedule process, only the Park Improvement Cost portion of the Parkland In Lieu Fees were raised using 50% of the Park Improvement Costs and the City continued to use the Land Valuation Appraisal Report with a valuation date of December 31, 2018 in the calculation of annual fees; and,

WHEREAS, on June 10, 2021, Council approved Resolution No. 21-8970 to establish the Parkland In Lieu Fee Schedule for New Residential Development in Accordance with Chapter 17.35 of the Code of the City of Santa Clara, which used 75% of the 2018 Park Improvement Costs and used 100% of the land values established in the annual Land Valuation Appraisal Report with a valuation date of December 31, 2020 in the calculation of annual fees; and,

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WHEREAS, on April 19, 2022, Council approved Resolution No. 22-9080 to establish the Parkland In Lieu Fee Schedule for New Residential Development in Accordance with Chapter 17.35 of the Code of the City of Santa Clara, which used 100% the 2018 Park Improvement Costs and used the 100% of the land values established in the annual Land Valuation Appraisal Report with a valuation date of December 31, 2021, except for the for land within the Patrick Henry Drive Specific Plan Area, in which the average per acre land value was set at $4,830,000 million per acre ($110.88/sf) as found in the Council Resolution No. 21-8970 adopted June 10, 2021 for use in setting the fees for one fiscal year through June 30, 2023; and,

WHEREAS, the methodology for the calculation of the In-Lieu Fees is explained in the Nexus Study Update from August 27, 2019, and the calculation of the In-Lieu Fees is based on the three primary cost components for the acquisition and development of new parkland, namely (a) the average cost to purchase land for parks in Santa Clara, (b) the average cost per capita to develop the land into a usable park facility, i.e. to construct the amenities, buildings, landscaping and the equipment to service it, and (c) the cost to administer the program, including the review of residential development plans for compliance with the ordinance; and the parkland and features to serve the new residents are only provided at the same standard as existing residents; and now the Council now wishes to set and use the applicable values for calculating the fees due in lieu of parkland dedication based on findings; and,

WHEREAS, pursuant to SCCC Chapter 17.35, the City has surveyed land values and sales records, and has conducted a professional appraisal with a valuation date of December 31, 2022 to determine the fair market value of property in the City, and the City posted the Appraisal Report on the City website from March 7, 2023 to March 21, 2023 for public review and comment; and,

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WHEREAS, the City has reviewed the costs to construct the park improvements (landscape, furnishings, buildings, etc.), based on the average cost per capita for the City's existing park system improvements to assure a fair and equitable distribution of costs to be recovered for development of park assets and features to serve the new residents at the same standard as existing residents, and the system wide average cost per capita is reviewed and updated periodically given actual costs of recent park improvement projects and on the basis of increases/decreases in the State of California, Department of General Services Construction Cost Index reported by the Real Estate Services Division for the Bay Area; and,

WHEREAS, on March 21, 2023, the Land Valuation Report and the Park Improvement Cost information was presented to the Parks & Recreation Commission for consideration and public comment (File ID No. 23-343), and the Commission recommended that Council approve the land valuation values as found in the Land valuation Appraisal Report dated December 31, 2022, and a reasonable 10% increase in the park improvement value; and now the Council now wishes to set and use the applicable land values and park improvement values for calculating the fees due in lieu of parkland dedication and to adopt the updated fee schedule for parkland in lieu fees.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. Findings and Purpose. That the City Council hereby finds and declares that the land valuation component will be subject to the updated annual land value appraisal report and supplemental instructions as adopted by Council June 7, 2016 with valuation dates of December 31 of each calendar year, and that the park improvement valuation component will be subject to the average cost per capita for found in the Parks & Recreation Facilities Development Impact Fee Study (Nexus Study) and periodically updated based on reasonable application of changes in the State of California, Department of General Services Construction Cost Index (CCCI) reported by the Real Estate Services Division for use in calculating the following (next) fiscal year's fee update.

2. Land Valuation Appraisal. An independent real estate-appraisal firm, Frank Schmidt & Associates, was retained to provide a "Fair Market Value" opinion (valuation date of December 31, 2021) conforming to Uniform Standards of Professional Appraisal Practice and using the City's Supplemental Instructions for an average acre of land (hypothetical, rectangular, useable site) for property in each of the three existing City of Santa Clara Zip Codes 95050, 95051, 95054. The data set included all property types: Single Family (low and very low density), High Density Residential, Medium Density Residential, Commercial/Retail, Industrial, Lots and Land. Excluded were transactions considered not "arms-length", having encumbered or clouded title, environmentally impaired sites, or more than three (3) years old. An inflation factor was computed and applied to comparable sales over one year old based on reasonable and rational considerations such as sales and rental trends or other appropriate methods. The weighted average of each property type was based on the percentage of land area in the sales transactions.

3. Land Valuation Appraisal Findings. Based on the findings of the Appraisal Report, the City Council hereby sets the average per acre land value for each ZIP Code area as of December 31, 2022, as: $5.500 million per acre ($126.26/sf) in 95050; $5.840 million per acre ($137.07/sf) in 95051; and, $5.240 million per acre ($120.29/sf) in 95054. If a developer objects to this determination of fair market value, the developer may elect to have the value established by appraisal, in conformance with City Code Section 17.35.040(b)(2).

4. Park Improvement Valuation Cost Analysis. The cost to construct the park improvements (landscape, furnishings, buildings, etc.), is based on an average cost per capita for the City's existing park system improvements and recovers no more than 100% of the actual cost to develop new park assets and features to serve new residents at the same standard as existing residents. A cost analysis was conducted, including a review of recent/actual City park improvement project costs and a review of increases/decreases in the State of California, Department of General Services Construction Cost Index reported by the Real Estate Services Division for the Bay Area.

5. Park Improvement Valuation Cost Analysis Findings. The 2018 Santa Clara average park improvement value per capita is $3,471. From 2018 to 2022, construction costs have increased 30.4% according to the State of California, Department of General Services Construction Cost Index reported by the Real Estate Services Division for the Bay Area, such that the park improvement value of $3,471 per capita would be $4,641 per capita as of January 1, 2023. Actual park improvement costs based on recent projects competitively bid and awarded by the City of Santa Clara have experienced similar percentages of cost escalation. The Council hereby finds that an increase of 10% in the park improvement base value is reasonable. The City Council hereby sets for use in the In Lieu Fee fee calculation a park improvement value of $3,818 per capita (2018 base value of $3,471 plus 10% for cost escalation recovery) for use in the FY2023/24 fees.

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6. Use of the Construction Cost Index in Future Park Improvement Valuation. Based on the findings of the park Improvement valuation cost analysis and the periodic nexus study, Council hereby finds that annual changes in the park improvement value used in the calculation of In Lieu Fees shall be indexed to changes (increases/decreases) in the State of California, Department of General Services Construction Cost Index for the previous calendar year as reported by the Real Estate Services Division for the Bay Area. However, such annual increases and decreases shall be limited to no more than a change of 10% of the base value, and in no case shall the increased or decreased base value be more than 100% cost recovery.

7. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 18TH DAY OF APRIL, 2023, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Becker, Chahal, Hardy, Jain, and Watanabe, and Mayor Gillmor
NOES:	COUNCILORS:	Park
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. Santa Clara Land Valuation Appraisal Report 12-31-2022
2. Fee Calculation Tables A, B, C

Attachment 1

Santa Clara Land Valuation Appraisal Report 12-31-22

ANNUAL LAND VALUATION APPRAISAL REPORT

VALUATION OF

The Average per Acre Land Value of High-Density Residential, Medium-Density Residential, Low-Density Residential, Very Low-Density Residential, Commercial, & Industrial Properties Located in Three Zip Codes (95050, 95051, and 95054)
City of Santa Clara, California
Santa Clara County

PREPARED FOR

Mr. James Teixeira, Director of Parks and Recreation
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

PREPARED BY

Frank E. Schmidt, MAI, SRA
Frank Schmidt & Associates

EFFECTIVE DATE OF VALUE OPINION

December 31, 2022

March 1, 2023

Mr. James Teixeira, Director of Parks and Recreation
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Re: Annual Land Valuation Appraisal Report
Average Value of Three Hypothetical 1-Acre Lots,
One for Each Zip Code Comprising 95050, 95051, and 95054
Santa Clara, California, U.S.A.

Dear Mr. Teixeira:

Pursuant to your request, I have completed the annual land valuation appraisal to aid the City of Santa Clara in establishing park impact fees. Following this letter of transmittal is my appraisal and analysis opining the value of a hypothetical 1-acre lot in each of the City's three zip codes.

In June 2016 the City of Santa Clara City Council approved Supplemental Instructions for the Appraisal of the Fair Market Value of land used in the Parkland Dedication In-Lieu Fee. These supplemental instructions and guidelines for the Appraisal are displayed in the Addenda. One of the supplemental instructions was that the valuation date occurs each year on December 31. Since the date of my opinion of value, December 31, 2022 precedes the date I wrote and transmitted this appraisal by about 2 months, this is considered a retrospective appraisal as defined by the Uniform Standards of Professional Appraisal Practice. Since this is a retrospective value, it is important to note that I only considered data that was available and/or public as of the date of value. The exception to this was the 2022 land area data provided by Old Republic Title Company which was not available until February 2023, and some brokerage reports published in January and February 2023, but containing 2022 data.

I have appraised the subject of this appraisal numerous times since 2014, and most recently with a date of opinion of December 31, 2022. Based on land area, in 2020 about 43% of all the transactions sold were categorized as industrial and commercial, and the other 57% were categorized as residential. In 2021, approximately 42% of all transactions sold were industrial and commercial, while 58% were categorized as residential. In 2022, commercial/industrial sales accounted for about 27.06% of the total while residential sales accounted for about 72.94% of the total. However, the median residential selling price in 2022 was generally increasing

throughout the first half of 2022 and generally trending downwards in the last half of 2022. This resulted in lower residential unit values for 2022. Industrial and commercial land values were unchanged in 2022. The combination of recent Federal Reserve interest rate increases, expected slower economic growth and an increased possibility of a near-term recession has impacted the market. All these factors resulted in lower 2022 values for the hypothetical one-acre lots for each zip code compared to 2021.

To complete this appraisal, I conducted an investigation, gathered data, and made the analyses necessary to enable me to fulfill the purpose of this assignment, which was to estimate the fair market value of a hypothetical 1-acre lot comprising components of high-density residential, medium-density residential, low-density residential, very low-density residential, commercial, and industrial, to form and report the average value per acre of land in the three existing Zip Codes in the City of Santa Clara consisting of 95050, 95051, and 95054. The average value was established using the weighted average of these different property types, based on the percentage of total land area associated with the different property types that sold in the City of Santa Clara in the 12 months prior to the date of value and based on land area data provided by Old Republic Title Company.

I understand that this Appraisal Report is intended for use by the Client, the City of Santa Clara, for assistance in determining park impact fees.

Hypothetical Conditions, Extraordinary Assumptions, and Contingencies

Hypothetical Condition is defined as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis."[1] I supposed the following hypothetical conditions:

- The fair market value was estimated based on different land value components applied to a hypothetical lot. It was a hypothetical condition of this appraisal that the subject lot was a finished lot and rated average in all other physical, locational, and legal aspects.

- Since the hypothetical lot will be comprised of different land value components and it is unlikely the City's land use ordinances would allow the different property types on the same lot, it was necessary to apply a hypothetical condition that each of the following uses would be permitted on the subject lot: high-density residential, medium-density residential, low and very low-density residential, commercial, and industrial.

[1] *2020-2021Uniform Standards of Professional Appraisal Practice* (USA, The Appraisal Foundation,2020)

Extraordinary Assumption is defined as "an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions."[2]

- In this appraisal, land areas provided by Old Republic Title Company were used to estimate the weighted average of all the sale transactions that occurred in the City of Santa Clara in 2022. It was an extraordinary assumption of this appraisal that the land areas provided by Old Republic were accurate.

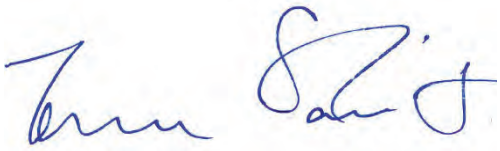
The use of these hypothetical conditions and extraordinary assumption might have affected the assignment results.

There are general assumptions and limiting conditions set forth in this report.

Based on the investigation and analyses undertaken, I formed the opinion that the average value per acre on December 31, 2022, the effective date of opinion, for each zip code was:

Zip Code	2022 Average Value per Acre
95050	$5,500,000
95051	$5,840,000
95054	$5,240,000

Sincerely,



Frank E. Schmidt, MAI, SRA

[2] *2020-2021Uniform Standards of Professional Appraisal Practice* (USA, The Appraisal Foundation,2020)

TABLE OF CONTENTS

EXECUTIVE SUMMARY	5
GENERAL ASSUMPTIONS AND LIMITING CONDITIONS	6
CERTIFICATION	8
SCOPE OF THE ASSIGNMENT	9
DEFINITIONS	11
REAL PROPERTY, REAL ESTATE, AND PERSONAL PROPERTY APPRAISED	12
PREVIOUS APPRAISALS	13
REGION & CITY DESCRIPTION	13
MARKET CONDITIONS	17
LAND USE ORDINANCES	38
HIGHEST AND BEST USE	39
APPRAISAL PROCESS	40
AVERAGE VALUE ESTIMATE IN 95050 ZIP CODE	41
AVERAGE VALUE ESTIMATE IN 95051 ZIP CODE	61
AVERAGE VALUE ESTIMATE IN 95054 ZIP CODE	64
RECONCILIATION AND OPINION OF AVERAGE VALUES	68
ADDENDA	69

EXECUTIVE SUMMARY

CLIENT : City of Santa Clara

LOCATION : City of Santa Clara, California

PROPERTY TYPES : Very Low-Density Residential, Low-Density Residential, Medium-Density Residential, High-Density Residential, Commercial, and Industrial Land

SITE AREA : Each Hypothetical Lot is One Acre

FLOOD HAZARD STATUS : Zone X; the hypothetical lots are outside any flood zones

EARTHQUAKE FAULT ZONE : The hypothetical lots are not located in an Earthquake Fault Zone as designated under the Alquist-Priolo Earthquake Fault Zoning Act.

GENERAL PLAN, & HIGHEST AND BEST USE :

Use of Hypothetical Lot	General Plan	Highest & Best Use
Very Low Density Residential	Very Low Density Residential	Very Low Density Residential
Low Density Residential	Low Density Residential	Low Density Residential
Medium Density Residential	Medium Density Residential	Medium Density Residential
High Density Residential	High Density Residential	High Density Residential
Commercial	Regional Commercial	Hold for Development of a Commercial Building
Industrial	Light Industrial	Industrial Building

EFFECTIVE DATE OF VALUE : December 31, 2022

PROPERTY RIGHTS APPRAISED : Fee Simple Estate

AVERAGE VALUE CONCLUSIONS :

Zip Code	2022 Average Value per Acre
95050	$5,500,000
95051	$5,840,000
95054	$5,240,000

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal and report were made applying these **general assumptions**:

1. No responsibility was assumed for the legal description or for matters including legal or title considerations. Title to the hypothetical properties was assumed to be good and marketable and free and clear of all liens, encumbrances, easements, and restrictions except those specifically addressed in this report;

3. Responsible ownership and competent property management were assumed;

4. The information furnished by the Client and others was believed to be reliable. However, no warranty is given for its accuracy;

5. All engineering was assumed correct. Plot plans or any other illustrative material in this report were included only to assist the reader in visualizing the property;

6. It was assumed that there are no hidden or unapparent conditions in the hypothetical properties that render them more or less marketable or valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them;

7. Unless otherwise stated in this report, the existence of hazardous material, toxic waste, and/or other environmental impairments which may or may not be present on or in the hypothetical properties, was not investigated by this consultant.

   As real estate consultants, we are not qualified to properly investigate this property for any discharge, spillage, uncontrolled loss, seepage, filtration, or storage of hazardous substances which may adversely affect the value of this property. Neither are we qualified to detect the presence of substances such as asbestos, urea-formaldehyde foam insulation, nor other materials that could create an environmental impairment to the subject property or to other property caused by conditions present at the subject property. Our opinion(s) were predicated on the assumption that there is no such material on or in the property that would affect market value. No responsibility was assumed for any such conditions or for any expertise or engineering knowledge required to discover and/or correct them;

8. It was assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the report;

9. It was assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal and reported in the report; and

10. It was assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate or other opinion contained in this report are based;

This report has been made with the following **limiting conditions**:

1. Possession of the report, or a copy thereof, does not carry with it the right of publication or use. It may not be used for any purpose by any person other than the Client(s), for the Intended Use specified in the engagement agreement and/or report;

2. The consultant is not required to give further consultation, testimony, or attend court for matters involving the subject property unless arrangements have been previously made; and

3. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the Consultant, or the firm with which the Consultant is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the Consultant.

Reader Note:

There may be other appropriate and more specific limitations on our opinions or conclusions identified in the cover letter or report as *Hypothetical Conditions, Extraordinary Assumptions, or Contingencies.*

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. I previously appraised the subject of this report for the same Client on several occasions, most recently in an appraisal report transmitted April 1, 2022 and having a date of value of December 31, 2021.

5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP).

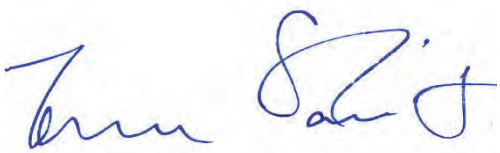
9. I have not inspected the property that is the subject of this report since the subject lots are hypothetical.

10. Under my direction, Mr. Dennis Moredock verified the comparable data, performed analysis, and wrote the first draft of the appraisal report.

11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Practice of the Appraisal Institute.

12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

13. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.



Frank E. Schmidt, MAI, SRA

March 1, 2023
Date

SCOPE OF THE ASSIGNMENT

Information Provided to the Appraisers

The Client provided excerpts from the Parks and Recreation Facilities Fee Study completed by Willdan Financial Services. Old Republic Title Company provided Santa Clara sales statistics of land areas to assist us in estimating the weighted land average of all the sale transactions that occurred in the City of Santa Clara in the 12 months preceding the date of value. We were also provided the "Supplemental Instructions for Appraisal" approved by Santa Clara City Council on June 7, 2016, which are displayed in the Addenda. Lastly, in previous appraisals, City Parks provided us the Park Impact Fee Ordinance (No. 1928).

Extent of Research into Physical Factors

We drove several streets throughout Santa Clara over the past several years including various times in 2016, 2017, 2020, 2021, and 2022. We note changes that are occurring or have occurred, particularly regarding new development. We gathered data about land use ordinances for each hypothetical lot and the comparables from the websites of the appropriate municipalities.

Extent of Research Into Economic Factors

We gathered, analyzed, and applied macro-economic information gleaned from many sources, including:

- The Wall Street Journal
- 12th District Beige Book
- GlobeSt.com
- CoStar News
- The Kiplinger Letter
- DQ News/CoreLogic

We gathered, analyzed, and applied data about market conditions and other micro-economic information from:

- Websites of Commercial Brokerages
- Commercial and/or residential multiple listing services
- Silicon Valley Business Journal
- San Jose Mercury News
- Discussions with agents active in the subject market

We talked to the buyers, sellers, and agents whose names we discovered on signage in the neighborhood and during comparable verification. We learned about additional market data from these people.

Extent of Comparable Data Research

We used a variety of sources and subscription services to gather comparable data, including:

- Verified Data Files from Other Appraisals
- CoStar Group
- DataTree
- MLSlistings.com
- LoopNet
- Commercial Real Estate Brokerage Websites

Verification

The most appropriate data that we discovered was verified with a party to the transaction. When that was not possible, we discuss and/or state the verification source(s), using public record data, subscription services, MLS, etc. in the Analysis section.

Among the comparables selected we studied copies of the assessor's parcel maps, public record summary, aerial maps, records of survey, and other data such as structural, geological, or environmental reports, subdivision maps, title reports, etc. We also reviewed planning proposals/approvals and permit histories where appropriate.

Type and Extent of Analysis Applied

The data is summarized on spreadsheets displayed in the Analysis sections following. The analysis was comparative, iterative, qualitative, and quantitative.

Compliance

It was the intent of this appraisal to comply with the requirements of:

- The Uniform Standards of Professional Appraisal Practice (USPAP) including the Ethics and Competency Provisions as promulgated by the Appraisal Standards Board of the Appraisal Foundation.

- The Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

- The City of Santa Clara's "Supplemental Instructions for Appraisal"

DEFINITIONS

According to the California Code of Civil Procedure, Section 1263.320 defines **Fair Market Value** as:

> "(a) the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.
>
> (b) The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable."

Revised federal definitions in the Uniform Act identify the definitions of "market value" and "fair market value" as one and the same. These terms are used interchangeably in this report.

Weighted Average means an average resulting from the multiplication of each component by a factor reflecting its importance or contribution.

Average Value means a value that is calculated by adding values together and then dividing the total by the number of values.

Fee Simple Estate means absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."[3]

[3] Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed., (Chicago: Appraisal Institute, 2015)

REAL PROPERTY, REAL ESTATE, AND PERSONAL PROPERTY APPRAISED

Real Property is defined as all of the interests, benefits, and rights in the ownership of the physical real estate, that is, the bundle of rights with which the ownership of the real estate is endowed. Real estate is defined as physical land and appurtenances attached to the land.

Real Property Rights Appraised

The subject properties are hypothetical unimproved lots and the fee simple estate is appraised.

Real Estate Appraised

It is an assumption of this appraisal that the subject's hypothetical finished lot is graded and level, all utilities and services are stubbed to the site, is ready for building improvement, and defined as follows:

Area	**:**	One acre
Shape & Frontage	**:**	Shape is rectangular with typical frontage along one street.
Topography	**:**	Level, at street grade
Drainage	**:**	Adequate
Utilities & Services	**:**	The municipality provides water, electrical, and sewer service. A private contractor provides garbage service. Local utility companies provide telephone and cable. All utilities are piped and wired onto the hypothetical lot.
Easements	**:**	Typical public utility easements along frontage presumed.
Soil Conditions	**:**	It is a general assumption of this appraisal that the hypothetical site is suitable for any legally permissible and physically possible use.
Environmental Impairment Issues	**:**	It is a general assumption of this appraisal that there are no environmental issues that affect the market value of the hypothetical lots.

Off-Site Improvements	**:**	Street is fully improved and maintained by the City; it is asphalt paved with streetlights, curbs, gutters, and sidewalks.
Street Access	**:**	Rates average in comparison to competing properties.
Exposure/Visibility	**:**	Rates average in comparison to competing properties for each hypothetical use.
Flood Hazard Status	**:**	Hypothetical lot is presumed to be within Zone X, which denotes areas of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.
Earthquake Fault Zone	**:**	The hypothetical lot is not located in an Earthquake Fault Zone as designated under the Alquist-Priolo Earthquake Fault Zoning Act.
Improvements	**:**	None

Personal Property Appraised

We did not appraise any personal property.

PREVIOUS APPRAISALS

The author previously appraised the subject(s) of this report for the City of Santa Clara on several occasions, most recently in an Appraisal Report transmitted April 1, 2021 with an effective date of opinion of December 31, 2021. The next most recent appraisal of the subject was transmitted March 21, 2021 with an effective date of opinion of December 31, 2020. The intended use of all appraisals was the same: to assist the City in determining park impact fees.

REGION & CITY DESCRIPTION

The County of Santa Clara is located at the southern end of San Francisco Bay. It encompasses about 1,304 square miles of land with 15 incorporated cities and towns. According to California Department of Finance (CDF), on July 1, 2022, the county had a population of 1,882,601, a decrease of 4.82 percent from the July 2021 estimate. Over the past several years, Santa Clara County had been experiencing strong employment conditions. Prior to the COVID-19 pandemic,

unemployment was at historical lows and essentially reflected full employment conditions. According to statistics published by the State of California Employment Development Department (EDD), the Santa Clara County unemployment rate was 2.0% in December 2022, based on a labor force of 1,060,500. This is a decrease from the March 2020 unemployment rate of 3.4%, prior to COVID-19. It is also lower compared with the one-year prior unemployment rate (December 2021) of 4.0%, based on a labor force of 1,042,900 jobs.

Santa Clara County, which makes up the bulk of Silicon Valley, is highly dependent on technology employment, including Adobe, Apple, Applied Materials, Cisco, eBay, Flextronics, Google (Alphabet), HP, Intel, Intuitive Surgical, Lockheed Martin Space Systems, Microsoft, Netapp, Oracle, PayPal, and Tesla.

The City of Santa Clara covers about 18.4 square miles and is surrounded by San Jose on the north, east, and south, and is adjacent to Sunnyvale and Cupertino on the west. The City of Santa Clara's population estimate was 130,127 as of January 1, 2022, according to the CDF, about .8% higher than 12 months earlier. Employment conditions in Santa Clara followed a similar trend as seen in Santa Clara County. Unemployment, according to the EDD, was reported at a rate of 2.1% in the city of Santa Clara as of November 2022, based on a labor force of 74,000. The unemployment rate has generally followed a downward trend since peaking in April 2020 at 9.5%. Still, the current rate is below the rate of 2.6% reported in February 2022.

An aerial of the City of Santa Clara (outlined in red) and surrounding areas is shown below:



The two largest employers in the City of Santa Clara are Intel and Applied Materials. Other high-tech companies, such as AMD, Nvidia, Palo Alto Networks, Sun Microsystems, ServiceNow, and Agilent Technologies have headquarters in the City. Other large employers include California's Great America, Avaya Inc., Santa Clara City Hall, EMC Corporation, Macy's, and Santa Clara University. The City of Santa Clara is the supplier for the City's water and electric power, which it claims can save small industries almost 50% on their utility costs.

Levi's Stadium, the home of the San Francisco 49ers, opened over the summer of 2014 in the northern portion of the city, adjacent to Great America Theme Park and the existing 49ers practice facility. The Santa Clara Convention Center is also nearby and offers about 302,000 square feet of meeting space.

The opening of Levi's Stadium spurred an increase in demand for nearby properties. There are several projects under construction throughout the city and several proposals in progress that are anticipated to add thousands of square feet of new retail, office and residential. The largest proposal is from Related California and is named Related Santa Clara (5155 Stars & Stripes Drive). The project is a 240-acre mixed use development located across from the street from Levi's Stadium. It would include 9.16 million gross SF of office, residential units, retail and entertainment facilities, hotel rooms, and surface and structured parking facilities. The first development phase is approved and was slated to open to the public in 2023 but was delayed by the pandemic. The Lake Park office development project is a 4.05 acre project site that has received approvals for a 150,000 SF office development located at 3001 Tasman Drive. The Kylli mixed use development project Mission Point is currently pending review and is located at 3005 Democracy Way. This project is a 46 acre site that proposes 3,000,000+- SF of commercial office/lab space, 100,000+- SF of neighborhood retail, 1,800+- new multi-family residential, a child care facility, and indoor and outdoor community spaces. The Santa Clara Square development project (The Irvine Company) encompasses approximately 93 acres and includes 1,862,000 SF of office, 178,000 SF of retail, and up to 1,840 units of residential apartment units. This project is at 2600 Augustine Drive and is currently under construction. The NVIDIA project is under construction and is located at 2600, 2788 and 2800 San Tomas Expressway. The 35.6 acre site will have 1,950,000 SF of office/research and development (R&D) space within three buildings. 575 Benton Street is a mixed use project by Prometheus that is currently under construction. This 5.7 acre site will have apartment units and retail space. A 190-room hotel on a 1.96 acre site is currently under construction at 2900 Lakeside Drive. Gateway Village by Essex Property Trust at 3700 El Camino Real will have 476 residential units and 108,600 sq.ft. of retail space on a 12.6 acre site. This project is currently under construction. The Lawrence Station Project – Kifer Road (Summerhill) is at 3505 Kifer Road and is currently under construction. This 29.4 acre project is part of the Lawrence Station Area Plan. The project is a 988 residential unit, four-story, multi-family development with 39,225 SF of retail/amenity space. Additional development in the City includes several new

structures on the Santa Clara University campus and continued residential build-out of the Lawrence Station area.

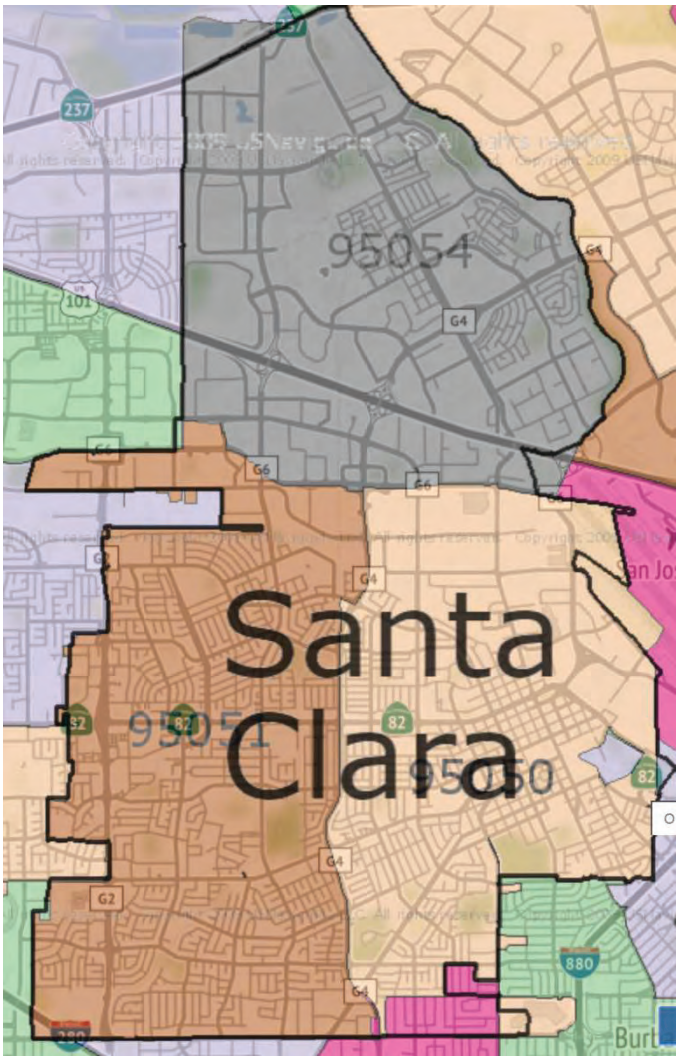
The City's median household income was estimated by the U.S. Census Bureau at $150,244 in 2021 and the per capita income was about $69,021. The United States Census Quick Facts for 2017-2021 indicated the following demographics in Santa Clara:

Total Households	45,830
Owner Occupied Housing Unit Rate	42.4%
Average Household Size	2.68
Bachelor's Degree or Higher	63.2%
In Civilian Labor Force	71.1%

The City is home to Santa Clara University, Mission College, a public community college, and Golden State Baptist College. The City is primarily served by Santa Clara Unified School District, which includes 19 schools spanning transitional kindergarten through high school. The southwest corner of the City is served by Cupertino schools.

The City of Santa Clara and Santa Clara County benefit from a number of freeways, arterials, and expressways that provide access to most areas of the region, including three interstate highways, I-280, I-880, and I-680 in addition to several federal and state highways, US-101, CA-85, CA-87, CA-17, and CA-237. Caltrain, Amtrak, and ACE rail transportation, light rail, and VTA bus services provide mass transit for the city, connecting Santa Clara to the greater Bay Area. Located adjacent the City's eastern border is the Norman Y Mineta San Jose International Airport, with service to about 30 destinations.

There are three primary zip codes within the city, which are shown on the following map as the color-coded areas within the black-outlined city limit boundaries. Note that the 95053 zip code applies to Santa Clara University, which is located within the Santa Clara city limits, but was not included as part of this appraisal.



Source: zipmap.net

Conclusion

All locations within Santa Clara are proximate to nearby job centers, retail, housing, and linkages, contributing to the long-term demand for sites within the city.

MARKET CONDITIONS

The COVID-19 pandemic had various effects on local real estate markets in 2022. The December 9, 2021 *UCLA Anderson Forecast* states that "Since March 2020, the state of the COVID-19 pandemic has determined the course of the economy nationally and across California. With each successive wave, the economy has grown more resilient to the effects of the virus, but by the end of 2020, it became clear that consumer behavior, not government restrictions, had the greatest effect on economic outcomes." Further discussion of the COVID-19 effects are presented throughout this report.

The *Winter 2022 Allen Matkins/UCLA Anderson Forecast California Commercial Real Estate Survey* "was taken as the Delta/Omicron phase of the pandemic was raging and was slowing the return of consumers to the purchase of services, to the office, and to vacation travel." Multi-family housing has rapidly bounced back from a "falling-rent" hiatus and is also in for a run of new project development. Though the last two Surveys suggested a turn in office and retail market, it has happened sooner than expected."

The *Winter 2023 Allen Matkins/UCLA Anderson Forecast California Commercial Real Estate Survey* reports "The level of uncertainty in the economy has elevated dramatically in the months since the Summer 2022 according to Allen Matkins/ UCLA Anderson Forecast California Commercial Real Estate Survey. The combination of recent Federal Reserve interest rate increases and an increased possibility of a near-term recession has resulted in more challenging commercial real estate financing including a demand by financiers for higher equity participation and higher rate of return hurdle rates. Nationwide, a contraction in new commercial development is now underway. The latest Survey, taken in December 2022, coupled with analysis by the UCLA Anderson Forecast, paints a relatively better picture for commercial real estate in California. This is particularly true for the period after 2023. Nevertheless, commercial real estate development in California is also impacted by higher interest rates and the expected slower economic growth."

In the following narrative we present some statistics and comments regarding the market conditions for each land use we are appraising. Land market conditions for each of these uses are not typically tracked by any firms that we are aware of; it has been my experience and historically as reported by market participants that the land market for these uses typically trend with the improved markets, oftentimes leading. We report on the sale, rental, and construction trends of the respective markets, in estimating the appropriate market conditions adjustments used in our following analysis.

Regional Economic Conditions

According to San Jose think-tank Joint Venture Silicon Valley (JVSV), "The region recovered from pandemic job losses by April 2022. Unemployment hit an historic low. Tech is becoming more highly concentrated. Silicon Valley added 88,000 jobs between mid-2021 and mid-2022, a growth rate of 5.4 percent. An estimated 22,000 jobs were added in the second half of the year. At the end of 2022 Silicon Valley was home to a quarter of the US workforce for our largest tech companies. Layoffs commencing in the second half of 2022 resulted in a one percentage point loss in the region's share of this 1.1 million-person workforce. The tech sector (including San Francisco) continues to become more concentrated. The 30 largest firms account for 42 percent of employment (19 percent are at Google, Apple and Meta alone). Silicon Valley's unemployment rate hit an historic low (1.8 percent) in May of 2022."

"Demand for commercial space is tempered by remote work but specialized R&D space is hot. Though remote work is shifting the dynamic, leasing activity remained strong throughout 2022, reaching 24.8 million square feet (up 2 percent). While there was a 45 percent increase in the number of lease agreements, the average amount of space per lease has sharply declined (to 12,700 square feet). Bay Area companies requiring other commercial types have not downsized, reflecting how R&D, laboratory and industrial spaces are less inherently able to be replicated off-site. The amount of office development in the pipeline remains robust, indicating a continued desire of owners to expand their footprint, and optimism from developers. Rental rates rose in 2022 for all space types, although Office rates did not outpace inflation. Rates for lab space have climbed the most rapidly. With the majority of Silicon Valley's premier tech companies announcing layoffs, sublease space has started to appear. A total of five million square feet of new Silicon Valley commercial space was completed in 2022 (61 percent Office, 10 percent Lab, 12 percent R&D and 8 percent Industrial), an amount nearly half of what was completed in 2021. Google, Apple, Meta, Amazon, LinkedIn and Netflix, combined, occupy 20 percent (54.2 million square feet) of office and R&D space. Of these six companies, Google occupies the most (approximately 20.5 million square feet). Remote work is increasing, creating extra capacity on roadways and decimating public transit. The share of Silicon Valley workers working from home grew to 35 percent in 2022, up from 28 percent in 2021. The share was 6 percent in 2019."

"Silicon Valley's population declined by 38,900 residents between mid-2020 and mid-2021, the highest figure ever recorded. The decline was due to a 74 percent rise in domestic outmigration, a reversal of the net flow of foreign immigrants (-103 percent), declining birth rates, and rising death rates."

Commercial Market Conditions

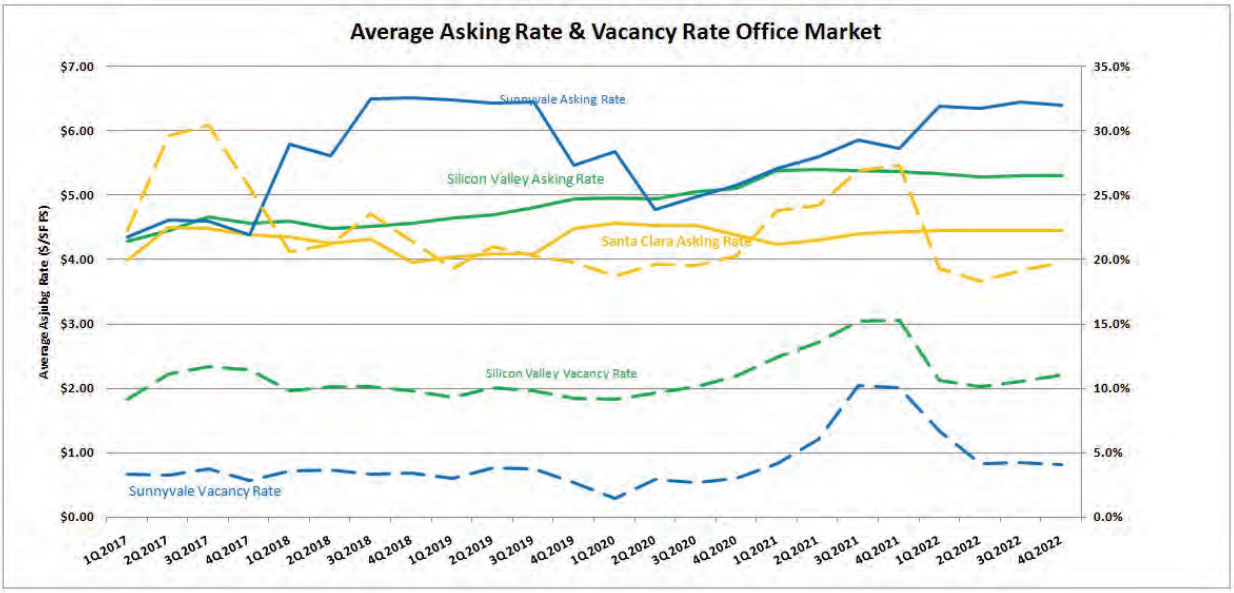
Commercial properties typically include office and retail uses. We discovered that office properties are generally being built in the central business districts and in light industrial locations. Research and development (R&D) properties have historically been a subcategory of industrial. However, R&D can rival office space in terms of finishes and quality and we elected to include a discussion of the R&D submarket as part of the commercial market. Many of the traditional retail corridors in this region, El Camino Real in particular, have land use ordinances that allow for residential mixed-uses.

In this market, real estate brokerages track office and retail statistics by city or submarket; they are not broken out by zip code. Following we present the relevant statistics pertaining to the Santa Clara market and provide comments from market participants regarding the perceived differences in each of the Santa Clara zip codes that the three hypothetical lots being appraised are located.

Office Market

The Silicon Valley office market from early 2017 through 4Q-2022 was generally characterized by increasing vacancy rates, negative net absorption, and overall flat to slightly increasing average asking rental rates. The next table displays data from the Cushman & Wakefield's 4Q-2022 Silicon Valley Marketbeat Office Snapshot and predecessor reports and includes statistics from the Silicon Valley market, the subject's submarket (Santa Clara), and the adjacent Sunnyvale submarket.

OFFICE STATISTICS



Source: Cushman & Wakefield Marketbeat Office Snapshot

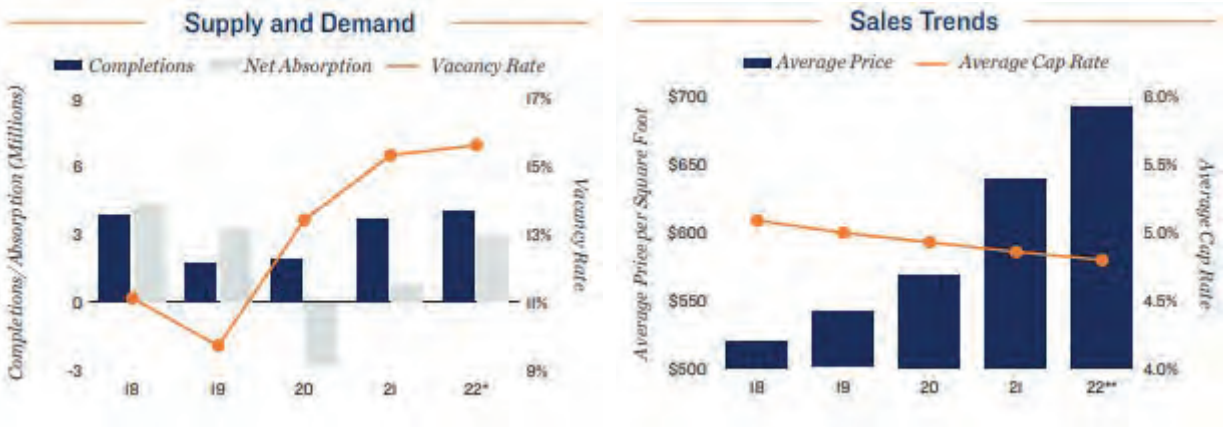
The data indicates that the office vacancy rate in Santa Clara generally increased slightly from Q1-2022 through Q4-2022. The Silicon Valley market has been overall more stable with vacancy reported at 11.0% for Q4-2022, slightly up from the 10.5% rate in the third quarter 2022. The region's availability represents 17.2 million square feet of vacancy in 4Q-2022. "Despite strong fundamentals, remote work policies popularized during the COVID-19 pandemic as well as fears of an upcoming economic downturn have left a significant amount of office space in the Valley vacant."

Cushman & Wakefield reports key 2022 lease transactions in the City of Santa Clara's include 160,611sf expansion at 3075 Olcott Street and DataStax sublease of 31,250sf at 2755 Augustine Drive in Q1-2022, aided by a 330,317 square foot sublease by Pure Storage at 2555 & 2565 Augustine Drive in Q2-2022, and a expansion by AMD of 62,500 square feet at 2755 Augustine Drive in Q3-2022.

The average office asking rent in 4Q-2022 for the City of Santa Clara was $4.45/SF/Month on a Full Service expense basis, whereby taxes, insurance, maintenance, utilities, and janitorial expenses are bundled into the base rent. This is slightly more than the $4.43/SF/Month asking rate from one year ago.

Marcus & Millichap's 4Q-2022 Market Report shows that in the San Jose Metro area, which includes Santa Clara, office vacancy increased 30 basis points Asking rents in the San Jose Metro increased 2.4% year-over-year.

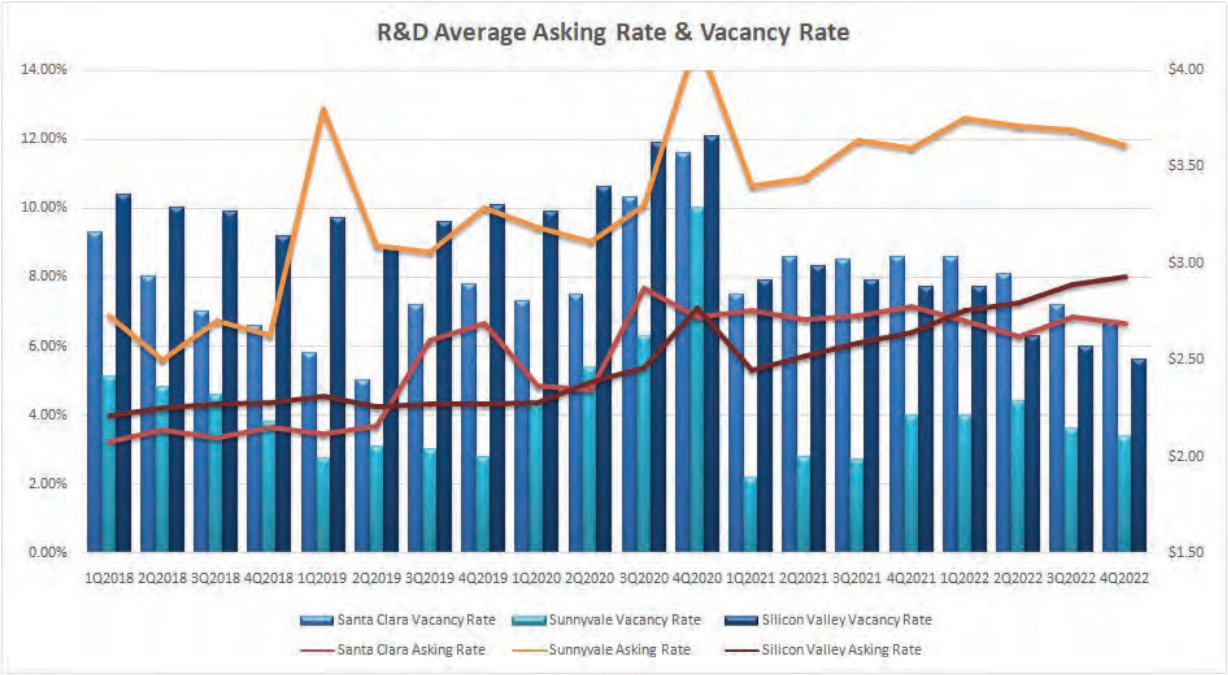
Marcus & Millichap reported the following trends in the San Jose Metro:



There are several office developments under construction in Silicon Valley and Santa Clara. Notable developments previously discussed in the City of Santa Clara include: Related California, Lake Park, Kylli, Santa Clara Square, and NVIDIA.

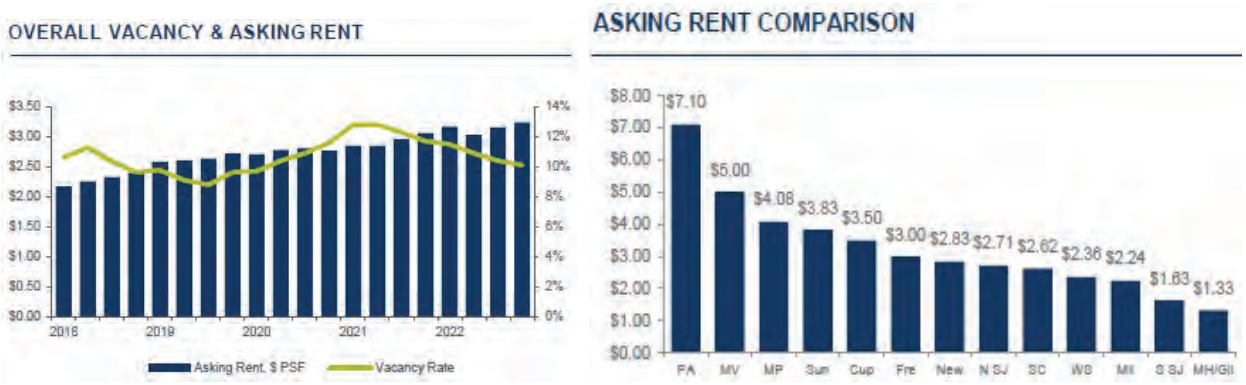
Research and Development (R&D) Market

The next table displays data from Colliers International's 4Q-2022 Silicon Valley R&D Market Snapshot and its predecessor reports:



Source: Colliers International

The next tables display data from Cushman & Wakefield's Marketbeat 4Q-2022 Silicon Valley R&D Market:



Source: Cushman & Wakefield

As shown above, Silicon Valley's R&D market experienced an overall decreasing vacancy rate in 4Q-2022. Meanwhile, asking rents in Santa Clara have remained stable from $2.70/SF/month in 1Q-2022 to $2.69/SF/month in 4Q-2022 on a NNN expense basis, despite the pandemic. A NNN expense basis in this market means the landlord is only paying for management of the account and reserves for replacement, while the tenant typically pays all other operating expenses.

Cushman & Wakefield reported in their Marketbeat 4Q-2022 Silicon Valley R&D Market that though more resilient than other markets nationally, the Bay Area has begun to show signs of an economic downturn. Mass layoffs from tech companies throughout the Bay Area have caused tenants and landlords to pause and reassess. Despite growing fears about the global economy, R&D product seems to be backed by strong demand and has consistently posted growth during the post-pandemic era.

Retail Market

According to Marcus & Millichap's Third Quarter 2022 San Jose Metro Area Retail Report, Sector outlook is brightening. With an unemployment rate of 2.4 percent in August, San Jose's labor market is outperforming the national average by 130 basis points. The strength of the metro's economy, coupled with pent-up consumer demand stemming from pandemic lockdowns, led to a rise in consumer spending over the past 12 months ending in June. These circumstances are improving the outlook for the retail sector in the Silicon Valley. Although availability has remained relatively steady over the past year ending in June, the vacancy rate in San Jose is at least 80 basis points lower than any other major Bay Area market. The metro's second quarter performance provides additional reason for optimism. During the three-month span, nearly all San Jose submarkets recorded positive net absorption. Specifically, vacancy fell 120 basis points in Santa Clara to 2.4 percent, the lowest rate in the metro, while availability in Sunnyvale-Cupertino dropped by 110 basis points. Transaction velocity for single-tenant assets increased by nearly 25 percent during the past four quarters ending in June, relative to the previous yearlong span. Pricing for properties in this segment was largely unchanged, recording at an average of $739 per square foot, while the mean cap rate remained in the high-4 percent range.

Within Santa Clara, Westfield Valley Fair Mall completed a $1.1 billion expansion in 2020 (Three-story, 98,000 square foot addition). Most of the new retail being proposed in this market is part of larger mixed-use projects.

Spending Patterns

General market conditions for the retail real estate segment can be indicated by taxable retail sales. Typically, a market where taxable retail sales are increasing would be supportive of additional retail development as existing retailers are willing to expand and new retailers are interested in entering the market. The converse is true when taxable retail sales are declining.

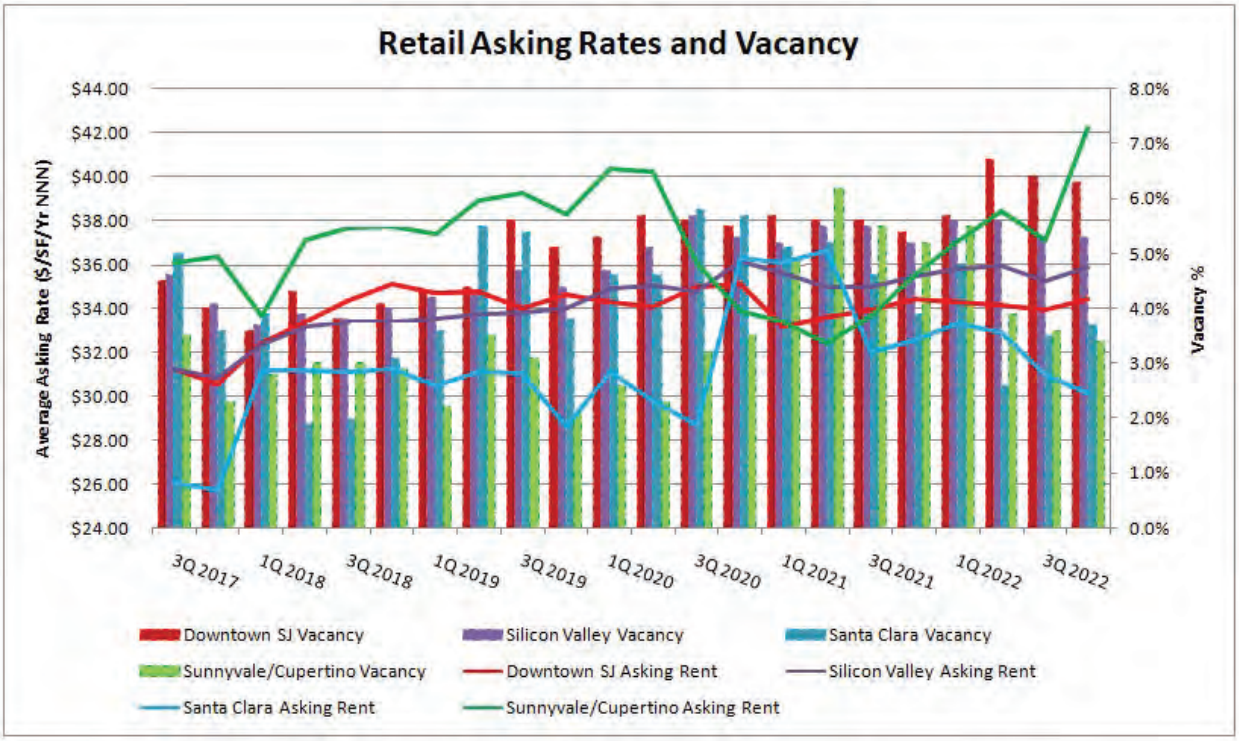
Over the course of 2019 (the most recent statistics available), taxable retail sales in Santa Clara County totaled approximately $47,001,964,265, or more than $47 billion dollars. This represents an increase of approximately 3.9 percent over the total taxable retail sales reported over the

course of 2018. The city of Santa Clara's economic & growth data show total taxable sales in the city were reported to be $2,909,866,700 in 2010 and $2,135,359,000 in 1990.

Average Asking Retail Rental Rates and Vacancy Rates

Cushman & Wakefield is a brokerage firm that publishes quarterly reports for the retail market in the San Jose metro area. They reported in their Q4-2022 *Marketbeat Silicon Valley Retail* that although the job growth has been slower in the fourth quarter, the unemployment rate in Silicon Valley was still low at 2.2% at the end of 2022, down 160 basis points (bps) from last year's figure of 3.8%. Professional and business services as well as hospitality contributed to the most job growth in Silicon Valley in 2022. The median household income was recorded as the highest in the country at $149,600, an increase of 8.2% from $138,200 a year ago. Meanwhile, the population grew by 0.5% annually. The overall vacancy rate of the shopping centers in Silicon Valley was fairly stable in the fourth quarter of 2022 at about 5%. The total retail inventory in Silicon Valley remained at 37.3 million square feet (msf) at the end of 2022, leaving 2.0 msf of vacant retail space, which consisted of 1.9 msf (96.2%) of direct retail space and 74,100 square feet (3.8%) of sublease space.

The chart below displays the average asking rental rate and vacancy for the Santa Clara submarket, Sunnyvale/Cupertino submarket, and Santa Clara County taken from Cushman Wakefield and its predecessor retail reports from 3Q-2017 onwards:



As indicated in the table above, the Santa Clara County retail market had an average asking rent of $2.99/SF/Mo NNN in 4Q-2022 which is a slight increase compared to $2.96/SF/Mo NNN in 4Q-2021. Neighborhood and community centers account for most of the vacancies in the market. In 4Q-2022 asking rents averaged $2.51/SF/Mo NNN in the subject's Santa Clara submarket which is a decrease compared to $2.71/SF/Mo NNN in 4Q-2021. In 4Q-2022 the retail vacancy rate in Santa Clara was reported at 3.7% with no new retail under construction. Vacancy rates in the subject's submarket declined from 3.9% from one-year ago. Asking rental rates in Santa Clara had generally been stable since Q1-2018 before a sharp increase in Q4-2020 and a decline starting in the final two quarters of 2021.

According to Marcus & Millichap's Hospitality Report for Midyear 2022 - *San Francisco Metro Area (which includes Santa Clara)*, "High-profile events return as pandemic restrictions fade. One of the hardest-hit metros during the health crisis, San Francisco dropped nearly all COVID-19 restrictions earlier this year. As capacity regulations are lifted, large-scale events should stimulate hospitality recovery. An expected influx of foreign travelers will play a significant role in boosting hotel demand, as before the pandemic, one third of the metro's tourism stemmed from international sources. Full recovery dependent on business and foreign travel. Hospitality services catering to business clients still face headwinds, due to a high proportion of firms operating on hybrid or remote schedules."

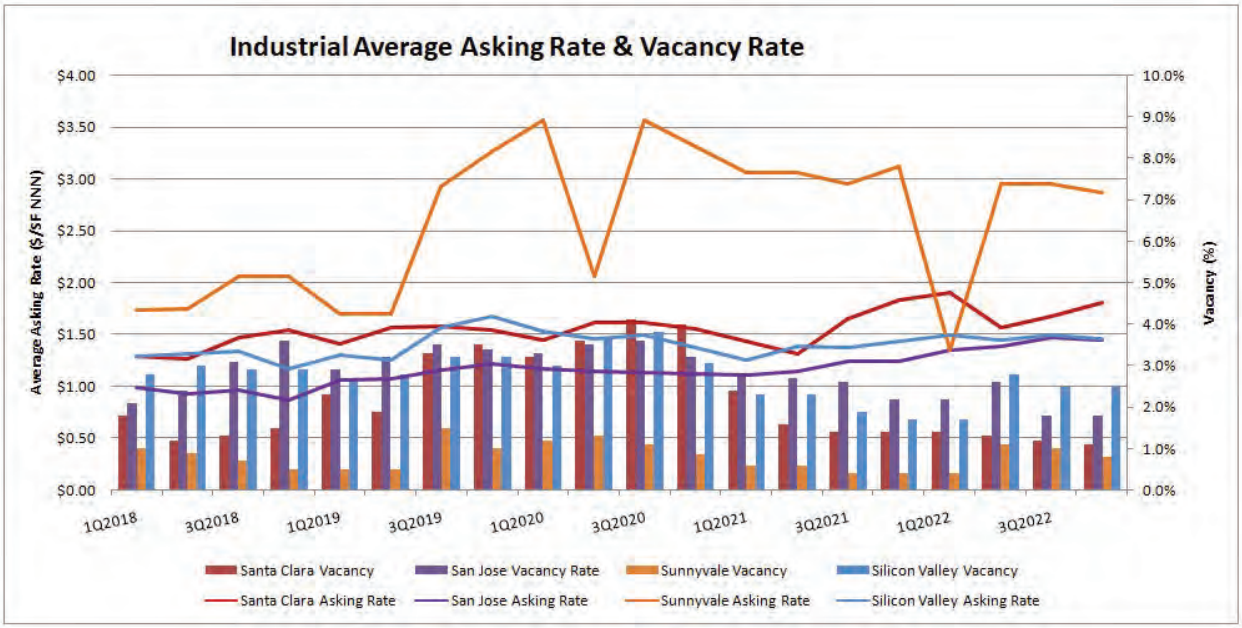
Industrial Market Conditions

We referenced industrial (manufacturing) and warehouse market data from brokerages Cushman & Wakefield and Colliers International; we also interviewed local market participants for this report. Cushman & Wakefield reported in its *Marketbeat Silicon Valley Industrial Q4-2022*, that vacancy for industrial product in Silicon Valley decreased in 4Q-2022 to 3.0% from 3.3% in 4Q-2021. Colliers International reported that warehousing vacancy in Silicon Valley decreased to 1.5% from 2.2% in the prior year. Cushman & Wakefield reported the Central Silicon Valley industrial submarket, which includes Santa Clara, San Jose, Campbell, and Sunnyvale, had an overall vacancy rate of 2.8% and an average asking rate of $1.40/SF/Month NNN at the end of 4Q-2022. The average asking rental rate in the subject's Santa Clara submarket was reported at $1.56/SF/Month NNN and a vacancy rate of 1.7% was reported. The subject's Santa Clara submarket represents a moderate sized industrial submarket in the region with a total industrial inventory reported at approximately 15,487,547 square feet, or roughly 23 percent of the total Silicon Valley industrial inventory.

In their *Q4 2022 San Jose Silicon Valley Research & Forecast Report* for industrial/warehouse properties, Collier's International reported *The industrial market in the Silicon Valley remains stable leading into 2023 but has softened in comparison to the tremendous growth seen since Covid in the past two years. While considered the base of the economy, industrial users are*

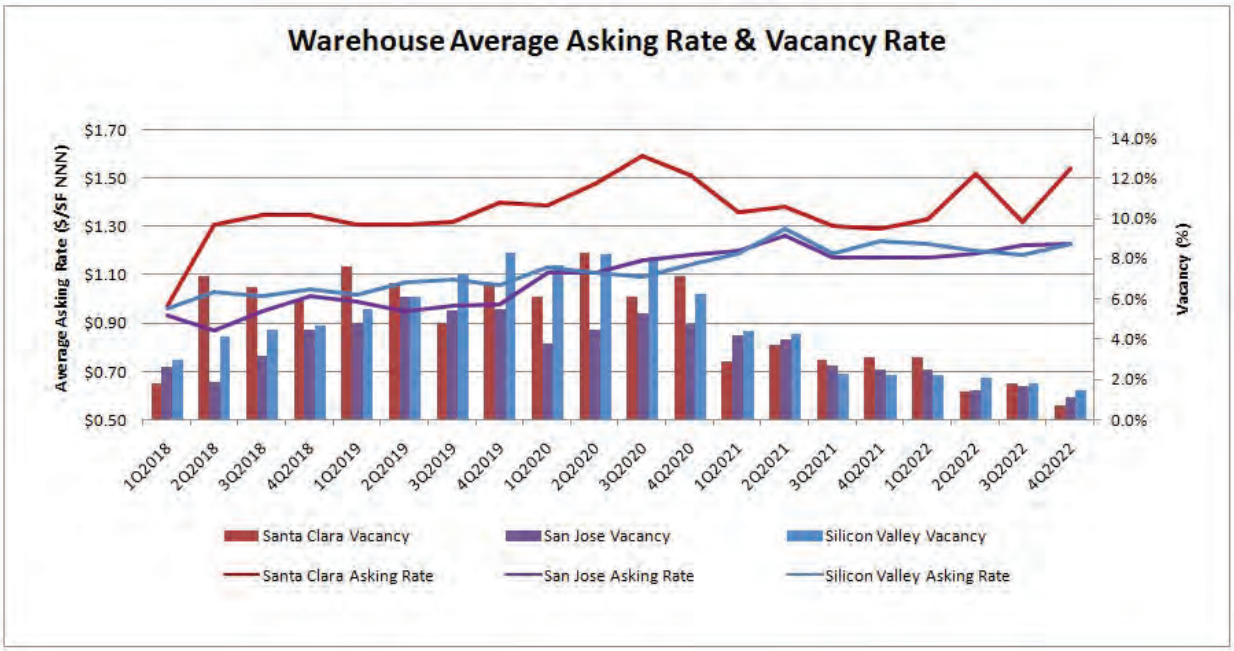
beholden to their own sales demand, so while industrial remains strong in the fourth quarter, the slowdown experienced in the other sectors will likely affect the demand for industrial space in the Valley. Regardless, with limited new supply, decreasing vacancy rates, and high asking rents, the Silicon Valley industrial market remains competitive heading into the new year. Regarding notable user activity, in San Jose Home Depot preleased 126,700 square feet at 1953 Concourse Drive and Inspur subleased Amazon's 78,000-square-foot warehouse at 615 King Road. Despite high interest rates, investors were very active in the Santa Clara submarket; Ellis Partners acquired a 30,000-squarefoot building at 3060 Raymond Street for $13.5 million and Dollinger purchased a 12,000-square-foot building from Victor Leasing Company at 2290 De La Cruz for $625 per square foot.

The next chart shows industrial rental rate and vacancy trends since 1Q-2018 based on data from Colliers International. The chart shows generally stable to decreasing vacancy rates and stable to decreasing rental rates, Sunnyvale being the exception.



Vacancy rates for manufacturing were generally stable in Silicon Valley between the start of 2015 and 1Q-2020, before decreasing to the 2.5% range in 4Q-2022. A similar trend has played out in the Santa Clara submarket with a generally decreasing vacancy rate to the 1.1% range in 4Q-2022. However, manufacturing rental rates in Santa Clara continue to increase; the asking rental rate rose from $1.47/SF/month NNN in 3Q-2018 to $1.81/SF/month in 4Q-2022. Within Silicon Valley, the average asking rate for warehouse was $1.46/SF/month in 4Q-2022compared to last year's rate of $1.43/SF/month.

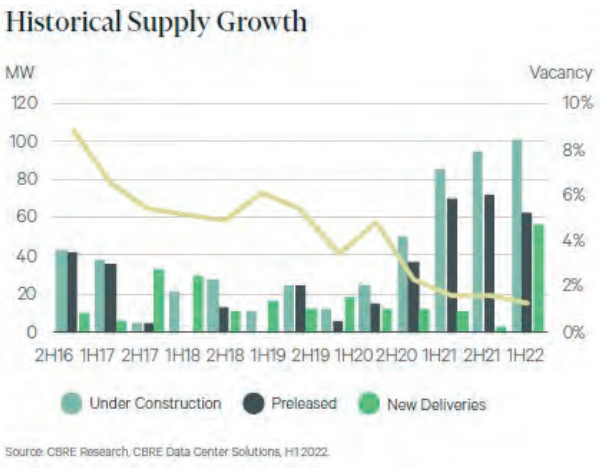
Warehouse data collected from Colliers International's *Silicon Valley Research & Forecast Report Q4 2022* and its predecessor reports are displayed in the next chart:



Warehouse vacancy rates in Silicon Valley had been declining for several years before increasing in 2018 and 2019, and then decreasing in 2022. Warehouse rental rates in Santa Clara increased; the asking rental rate increased from $1.29/SF/month in 4Q-2021 to $1.54/SF/month in 4Q-2022. Within Silicon Valley, the average asking rate for warehouse generally remained stable at $1.23/SF/month in 4Q-2022 compared to last year's rate of $1.24/SF/month.

Data centers are one of the largest industrial occupancy groups in Santa Clara, due mostly to Silicon Valley Power, which has lower rates than elsewhere in the Bay Area. The rise of remote working reinforced the need and demand for data centers. We discovered several expansion plans and construction occurring on existing sites, notably from Prime Data Centers. There have been several land sales in recent years in Santa Clara that are proposed for new data centers. Market participants report that data center operators will pay a premium for a larger site in Santa Clara and that the ideal site will be about six acres; however Prime is planning to build on a site as small as 1.68 acres. Two (data center) sites in Santa Clara were sold in 2021 (see Industrial Land Comparables I-1 and I-2, these are the most recent industrial sales that we uncovered and confirmed). One additional transaction at 2315 Mission College Boulevard in Santa Clara (not included in the sales grid) is also a data center land sale that was reported to have been purchased by Amazon Data Services Inc. The 7.04 acre site reportedly sold for $51,817,500 or $168.97sq.ft. of land area. This sale could not be fully confirmed but was reported to have closed escrow on January 4, 2022.

CBRE's U.S. Data Center Trends report for the 1H 2022 indicated the following market changes in Silicon Valley's data center market:





The CBRE report notes that Silicon Valley collocation data center supply remains extremely tight, with strong demand lowering the overall vacancy rate to just 1.3% - the lowest in the nation. Cloud service providers continue to dominate, although the area has seen a resurgence of enterprise demand. Limited land and ability to deliver power has caused some providers to explore options beyond Santa Clara in neighboring markets like San Jose and the East Bay Area. The city of Santa Clara is power constrained. Developers are land-banking available sites while waiting for power delivery. Notable activity includes NTT/RaginWire SV1 was 100% preleased. GIPartners, EdgeCore and CyrusOne all announced new developments to begin the year or next. Projects that began construction in Santa Clara are a 435,050sq.ft. 48-MW data center by Digital Realty, a 121,000sq.ft. 9-MW facility by Prime Data Centers, and a 560,000sq.ft. 60-MW building by Skybox Data Centers.

Residential Market Conditions

The National Association of Home Builders, reported housing data for the end of 2022 illustrate a market continuing to weaken because of low housing affordability, largely as a result of elevated mortgage interest rates. At the start of 2023, the average 30-year fixed mortgage rate is near 6.5%, down from a near 20-year high of 7.1% in early November.

However, forecasters expect the Federal Reserve will end its path of rate increases at the end of the first quarter. This should lead to sustainable declines for mortgage rates in the second half of 2023 and into 2024, enough to spur a rebound for single-family construction. However, rising mortgage rates combined with 35% to 45% growth in home prices since 2020 have priced many prospective buyers out of the market. Indeed, according to new NAHB estimates, 18 million households were priced out of the market as rates increased from 3% to 7% throughout 2022.

The decline in affordability is clearly reflected in current housing sales statistics: The volume of existing home sales in November 2022 was 35% lower than a year prior, while inventory was at just a 3.3-month supply. New home sales, per Census data, were down 15% in November on a year-to-date basis when compared against the same time period of 2021. Inventory is elevated at an 8.6-month supply, as builders report growing cancellation rates (30% on average) and declining buyer traffic.

As a result of these market developments, single-family builder sentiment — as measured by the NAHB/Wells Fargo Housing Market Index (HMI) — declined every single month of 2022, falling from 83in December 2021 to 31 in December 2022. This is the lowest reading since 2012, with the exception of the spring of 2020. In fact, nearly two-thirds (62%) of builders are using some form of sales incentive to sell homes, with 35% reporting they cut prices.

The California Association of Realtors (C.A.R.) published their December Home Sales and Price Report in mid-January 2022. The report notes that "Closed escrow sales of existing, single-family detached homes in California totaled a seasonally adjusted annualized rate of 240,330 in December, according to information collected by C.A.R. from more than 90 local REALTOR® associations and MLSs statewide. The statewide annualized sales figure represents what would be the total number of homes sold during 2022 if sales maintained the December pace throughout the year. It is adjusted to account for seasonal factors that typically influence home sales. December's sales pace was up 1.1 percent on a monthly basis from 237,740 in November and down 44.1 percent from a year ago, when 429,860 homes were sold on an annualized basis."

"It's encouraging to see an uptick in December's home sales as buyers took advantage of a slightly more favorable lending environment that provided them with a window of opportunity to enter the California housing market," said C.A.R. President Jennifer Branchini, a Bay Area REALTOR®. "As buyers and sellers gradually adapt to the new normal, we are seeing a shift toward a more balanced market. With both sides slowly adjusting their expectations, it's hopeful that we'll see sales ratcheting higher as market conditions improve further throughout 2023."

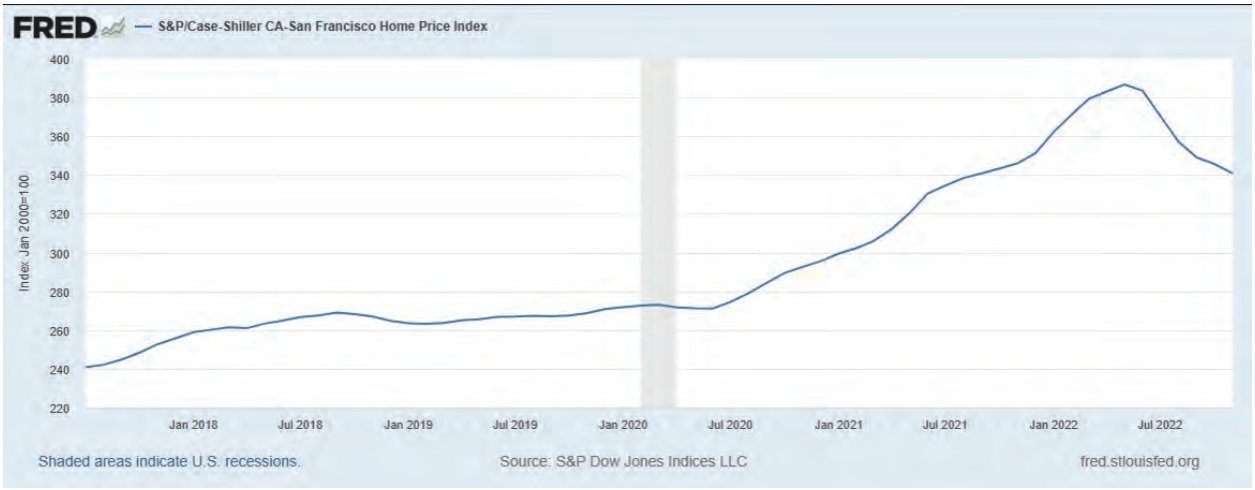
California's median home price in 2022 remained on a downward trend for the fourth straight month and has been down on a monthly basis for six of the last seven months. December's median price of$774,580 was down 0.4 percent from the $777,500 recorded in November. December's price also was lower on a year-over-year basis for the second consecutive month, declining 2.8 percent from the $796,570 recorded last December. For 2022 as a whole, California's median home price increased 4.5 percent from 2021's $786,750 figure but is expected to decline by 8.8 percent in 2023.

"Home prices are holding up relatively well, despite rising interest rates and falling housing demand in recent months. Tight housing inventory was a primary factor preventing prices from

free falling as new active listings continued to dip to reach the lowest level in at least the past five years," said C.A.R. Vice President and Chief Economist Jordan Levine. "While depressed inventory will preclude major price declines beyond the 8.8 percent we forecast for this year, it will also slow sales growth and prevent the housing market from having a rapid recovery."
"At the regional level, median home prices dropped from a year ago in all major regions, with the San Francisco Bay Area experiencing the biggest annual price decline at 9.6 percent. All nine Bay Area counties experienced a year-over-year median price decline, with four of the nine counties sliding more than 10 percent."

Regional Housing Market

The Standard & Poor/Case-Shiller Home Price Index measures the average change in value of residential real estate given a constant level of quality and reflects single-family housing. It is sometimes referred to as a repeat sale index. The next chart indicates that the index for the subject's San Francisco Metropolitan Area increased about 29% from 263.868 in December 2018 to 340.806 in November 2022, or about 0.62%/month. However, over the eleven months between December 2021 and November 2022 the decrease was about .24%/month, echoing the builder sentiment evident in the Housing Market Index.



Source: S&P Dow Jones Indices LLC

The State of California Department of Finance (DOF) compiles statistics on total housing units in both the cities and counties of California. Based on DOF statistics, Santa Clara County had a total housing supply of 696,489 units as of January 1, 2022. This represents an increase of 4,076 units over the 692,413 units as of January 1, 2021. Extending further back in time, the DOF estimates the total supply of housing units in Santa Clara County at 631,920, as of January 2010. This indicates that over the ten-year period between 2010 and 2020, the housing supply in Santa Clara County increased by a total of 42,638 units, equivalent to a compounded annual increase of 0.655 percent or an average of 4,264 units per year.

According to the Association of Bay Area Governments (ABAG)[4] Projections 2040 report (most recent report), in 2015, Santa Clara County had a total of 648,900 households. ABAG projects that in 2030, the number of Santa Clara County households will have increased by a compounded annual increase of 1.04 percent, to 757,690 or an average of 7,253 households per year. As such, the demand for housing (i.e. households) is projected to increase at a considerably higher pace than that of housing supply.

In the City of Santa Clara, the DOF reported a total of 52,000 housing units as of January 2022. This represents an increase of 748 units from the 51,252 housing units as of January 2021.

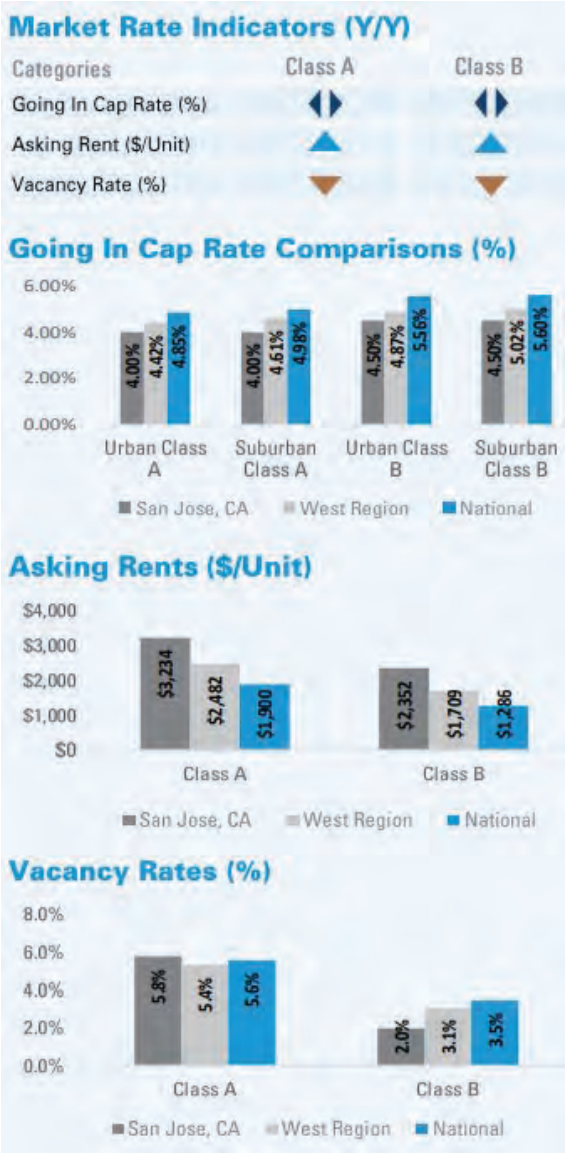
According to ABAG's Projections 2040 report, in 2015, the City of Santa Clara had a total of 49,685 housing units. This statistic is projected to increase to 52,675 housing units by 2030, a compounded annual rate of 0.39%, or an average increase of 199 housing units per year. Based on the most recent two year and 10-year periods, the City has exceeded ABAG's projections.

Local Multifamily Market

According to Integra Realty Resources Viewpoint 2023 San Jose Multifamily Mid-Year Report, The San Jose apartment market continued to recover during 2022. The pandemic had negatively impacted demand as widespread remote working environments allowed many renters to relocate to more affordable markets. The most expensive submarkets in the Silicon Valley were the hardest hit with greater occupancy loss and greater rent decline. However, as the economy recovered and businesses reopened, renter demand returned with employees once again needing to be near employment centers. Though a widespread return to the office has not materialized, most employers have adopted some form of a hybrid schedule, requiring employees to be in the office at least a few days of the week. Improvement in apartment market conditions began in 2021, and reached pre-pandemic levels by mid-2022, with positive net absorption, increasing rental rates and a decrease in overall vacancy. The submarkets most heavily impacted were also the ones with the greatest recovery.

Integra Realty Resources Viewpoint 2023 San Jose Multifamily Mid-Year Report summary is displayed in the following charts:

[4] Association of Bay Area Governments is the official comprehensive planning agency for the San Francisco Bay Area region.



Source: Integra Realty Resources Viewpoint 2023 San Jose Multifamily Mid-Year Report

Values for multifamily properties are projected to be stable over the next 12 months, according to Integra's report. Asking rents over the next 12 months are projected to increase.

According to a CoStar report on the local multifamily market, "Demand remained elevated through the first half of 2022, but drew back during 22Q3 as the economy slowed. The vacancy rate sits at 3.9% compared to 9.7% earlier in the pandemic, when remote and hybrid work enabled many renters to relocate to more affordable areas."

"Vacancy in Santa Clara has fluctuated over the past 10 years as large-scale construction projects were completed and units were absorbed. In total, the submarket added over 4,300 units in the

past decade. The current pipeline is likely to apply upward pressure to vacancy in the coming years, even as the submarket has previously been able to absorb new units at a healthy rate."

"Asking rents in Santa Clara fell during the pandemic as renters took advantage of remote working trends to seek alternative housing options outside of the Bay Area. As a result, demand for apartments slowed considerably, necessitating decreases in asking rents. Rent growth picked back up in 2021 and over the trailing 12-month period, rents have advanced 5.9%, a robust recovery as the economy has reopened and renters began to renew their interest in the submarket."

The Marcus & Millichap's 3Q-2022 Multifamily San Jose Metro Area Market Report stated that San Jose apartments return to pre-pandemic path as potential tech office return lies on the horizon. Renters are moving back to central areas, ahead of office plans. Apple's aim to have most employees in the office at least three days per week starting in September may be a catalyst for a broader workplace return among South Bay technology companies, but for the metro's apartments, demand has already come back. The addition of over 26,000 jobs through the first six months of the year places metro employers on track to expand staff counts by 3.7 percent this year. The total employment base is set to recover to the pre-pandemic level by the end of 2022.

Local Single-Family Market

According to the City of Santa Clara General Plan, an estimated 28,500 new jobs will be created and the population will grow by 32,135 people in the City between 2010 and 2035. The General Plan forecasts that 13,222 new housing units will be needed during that same period, based on an estimated household size of 2.5 people. The General Plan also states that household growth in the City has been much slower than the rest of Santa Clara County due to the lack of vacant residential land. Therefore, in order to meet future housing needs, construction of new housing will primarily occur through the redevelopment of existing sites.

Among the 52,000 housing units (January 2022) in Santa Clara, as reported by the DOF, the single-family (attached and detached) market represents about 24,460 or about 47% of the total housing units in Santa Clara.

CoreLogic is a national real estate, mortgage, consumer, and specialized business data provider. DQ News has in the past tracked the annual median home price for all homes (single-family, condo, and townhouse), including new construction, in the City's three ZIP code areas through 2021. As the DQ News reports are no longer available, all of 2022 year end summary data was obtained from MLS Listings and does not include all new construction.

2018 Year End Summary Sales								
Community	Zip	Sales	% Chg	Median Price	% Chg	High Price	$/SqFt	% Chg
Santa Clara	95050	380	-0.5%	$1,184,500	24.4%	$2,609,000	$959	20.3%
Santa Clara	95051	484	-16.6%	$1,358,000	17.0%	$2,800,000	$1,043	13.2%
Santa Clara	95054	185	-25.4%	$1,250,000	23.3%	$2,400,000	$823	14.5%

2019 Year End Summary Sales								
Community	Zip	Sales	% Chg	Median Price	% Chg	High Price	$/SqFt	% Chg
Santa Clara	95050	332	-12.6%	$1,200,000	1.3%	$2,350,000	$910	-5.1%
Santa Clara	95051	461	-4.8%	$1,300,000	-4.3%	$2,400,000	$973	-6.7%
Santa Clara	95054	162	-12.4%	$1,140,000	-8.8%	$2,450,000	$782	-5.0%

2020 Year End Summary Sales								
Community	Zip	Sales	% Chg	Median Price	% Chg	High Price	$/SqFt	% Chg
Santa Clara	95050	301	-9.3%	$1,200,000	0.0%	$2,780,000	$834	0.9%
Santa Clara	95051	614	33.2%	$1,400,000	7.7%	$2,200,000	$869	2.3%
Santa Clara	95054	160	-1.2%	$1,175,000	3.1%	$2,090,000	$774	3.5%

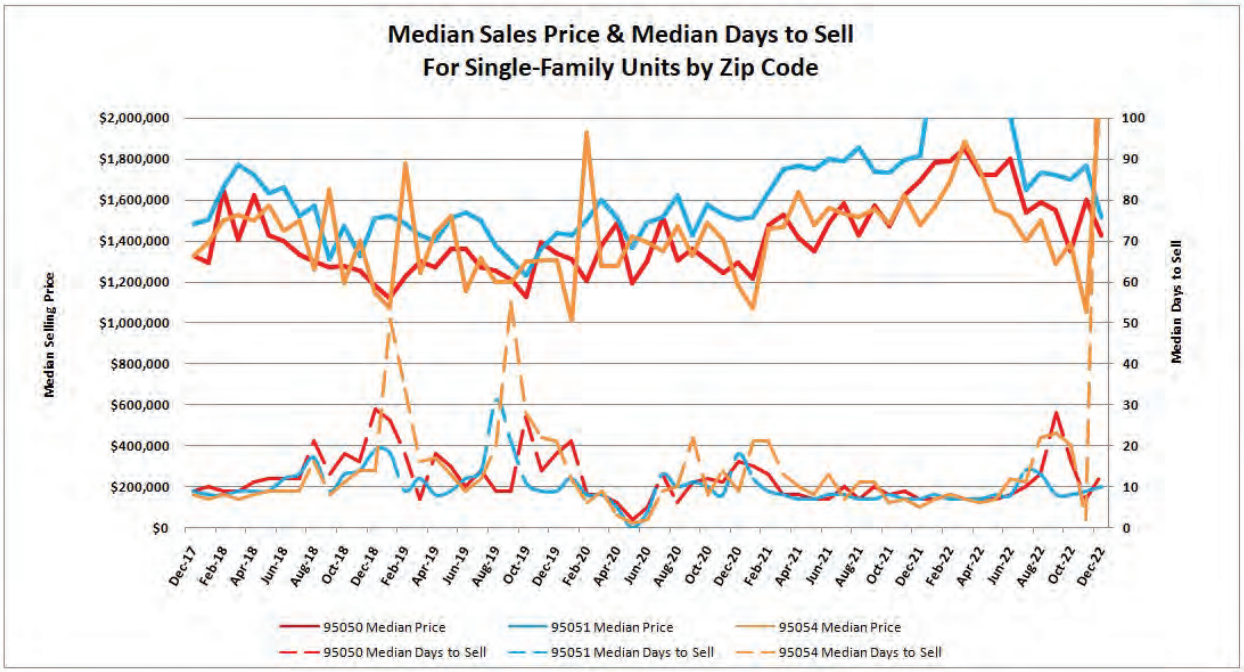
2021 Year End Summary Sales								
Community	Zip	Sales	% Chg	Median Price	% Chg	High Price	$/SqFt	% Chg
Santa Clara	95050	441	46.5%	$1,289,500	7.5%	$3,218,500	$858	2.9%
Santa Clara	95051	855	39.3%	$1,490,000	6.4%	$3,180,000	$912	5.0%
Santa Clara	95054	242	51.3%	$1,255,000	6.8%	$2,900,000	$794	2.6%

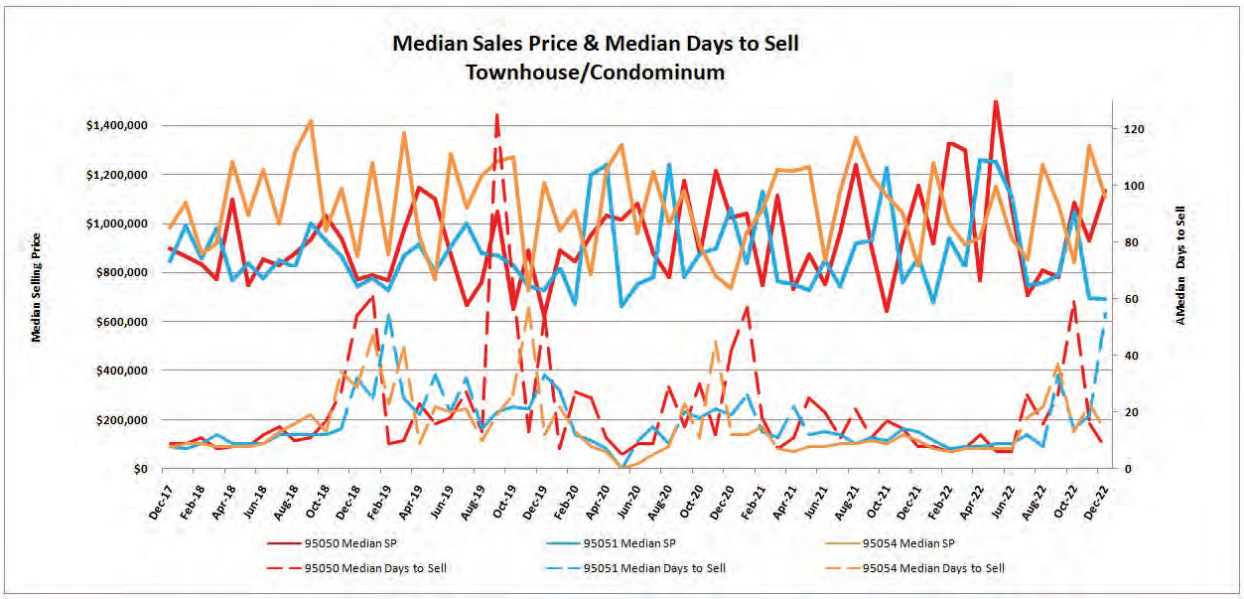
2022 Year End Summary Sales								
Community	Zip	Sales	% Chg	Median Price	% Chg	High Price	$/SqFt	% Chg
Santa Clara	95050	258	-41.5%	$1,472,500	14.2%	$3,650,000	$1,024	19.4%
Santa Clara	95051	483	-43.5%	$1,630,000	9.4%	$3,500,000	$1,119	22.7%
Santa Clara	95054	138	-43.0%	$1,278,044	1.8%	$3,330,000	$887	11.7%

The data above indicates that zip code 95051 consistently has the highest median price among Santa Clara's zip codes. Zip code 95050 had the second highest median in most years. The $/SF indicator shows that 95051 has higher prices than 95050, which both have higher prices than 95054. The data indicates that median prices were increasing in 2018, stabilizing in 2019 and 2020, and increasing in both 2021 and 2022. Overall median prices were higher in 2022. By the end of 2022, compared to the previous year, median prices had increased about 14.2% per year in 95050, increased about 9.4% per year in 95051 and about 1.8% per year in 95054.

The $/SF indicators showed an overall increasing trend from 2020 to 2022. The total number of sales indicator showed an overall decreasing rate from 2021 to 2022 in all three zip codes.

The following tables depict the median price trend by zip code over the 61 months ending December 2022 for single family homes and common interest developments (townhouse/condos) in the three zip codes of the City of Santa Clara using closed sale data obtained by MLSlistings.com:





As shown above, market data derived from the local MLS shows that prices were trending downward in 2018, and oscillated up and down in 2019, 2020 and 2021. Similarly, townhouses and condominiums oscillated up and down in 2022. However, prices for single family homes were generally trending downwards in the last half of 2022. In addition, the median days to sell increased in the last half of 2022.

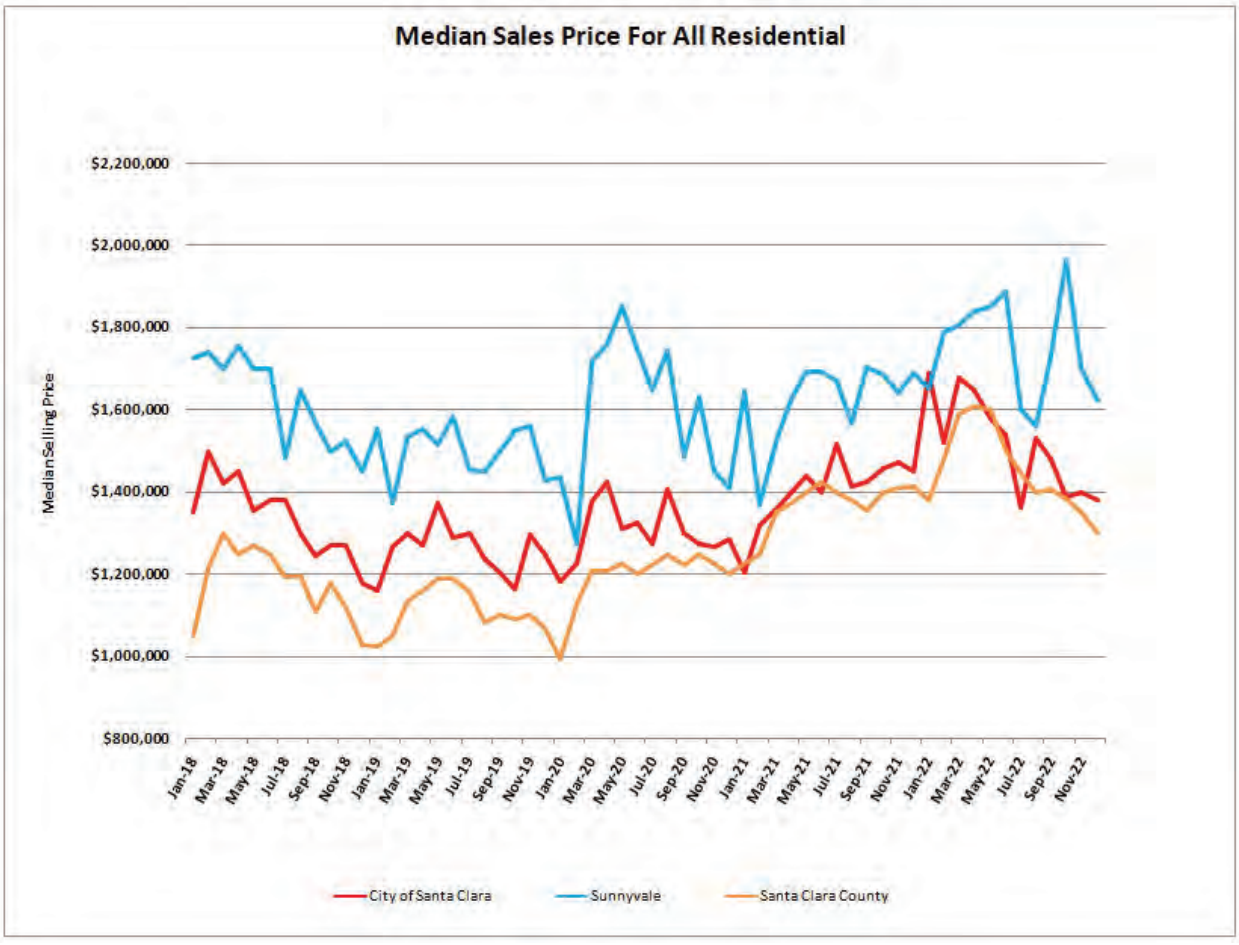
We note that DQ News/CoreLogic data includes resales and new construction, while MLS typically does not include all new construction. This is because builders often do not use MLS to

market their homes, using their in-house marketing efforts instead. The following tables show the annual and 2-year change for all housing types over the last three Decembers, according to the MLS:

Median Sales Price						
Housing Type	**Zip Code**	**2020**	**2021**	**2022**	**% Change per Month Last 12 Months**	**% Change per Month Last 2 Years**
SFR, Condo,	95050	$1,257,750	$1,350,000	$1,472,500	0.76%	0.71%
&	95051	$1,390,000	$1,550,000	$1,630,000	0.43%	0.72%
Townhouse	95054	$1,212,500	$1,290,000	$1,278,044	-0.08%	0.23%
Source: Local MLS						

The data in the above table supports the opinion that 95050 and 95054 generally rate inferior to 95051. The data also indicates that median selling prices are higher over the past two years, but higher in 95051, higher in 95054, and slightly lower in 95050 over the last 12 months.

The next table using MLS statistics shows the monthly median change in selling prices in Santa Clara, adjacent Sunnyvale, and the larger Santa Clara County market since the start of 2018:



As the table above indicates, median selling prices were rising in the spring of 2018, receded until early 2019, were more stable through the end of 2019, but then increased sharply in the early part of 2020 through the spring of 2020. Prices were generally stable over remainder of 2020 in Santa Clara and Santa Clara County but declined in Sunnyvale. The median selling prices for each of these three areas generally increased throughout 2021 and the first half of 2022. Prices were generally trending downwards in the last half of 2022.

Conclusions

The *Winter 2023 Allen Matkins/UCLA Anderson Forecast California Commercial Real Estate Survey* reports "The level of uncertainty in the economy has elevated dramatically in the months since the Summer 2022 Allen Matkins/ UCLA Anderson Forecast California Commercial Real Estate Survey. The combination of recent Federal Reserve interest rate increases and an increased possibility of a near-term recession has resulted in more challenging commercial real estate financing including a demand by financiers for higher equity participation and higher rate of return hurdle rates. Nationwide, a contraction in new commercial development is now underway. The latest Survey, taken in December 2022, coupled with analysis by the UCLA Anderson Forecast, paints a relatively better picture for commercial real estate in California. This is particularly true for the period after 2023. Nevertheless, commercial real estate development in California is also impacted by higher interest rates and the expected slower economic growth."

Commercial (retail and office) properties exhibited mixed indications due to the pandemic in 2021. Some retail is doing fine, but the hospitality/leisure/entertainment industries remain depressed. Office demand appears in limbo as many employees may or may not fully return to offices, particularly among tech companies. Layoffs commencing in the second half of 2022 resulted in a one percentage point loss in the region's share of this 1.1 million-person workforce. Demand for commercial space is tempered by remote work but specialized R&D space is in demand. Though remote work is shifting the dynamic, leasing activity remained strong throughout 2022. Based on discussions with market participants, general market conditions and the sales data we analyzed, we applied a market conditions rate of change to the commercial land sale comparables used of negative 0.75% per month from the start of 1Q-2020 through 4Q-2021. For the year 2022 prices were more stable for commercial and did not warrant adjustment.

Over the past couple of years, industrial (and warehouse) market statistics indicated that rental rates have been trending upwards, while vacancy rates generally stabilized near 5%. Market participants opined that selling prices are also increasing, especially for large sites suitable for data centers. The increase in industrial value is supported by an improved paired sale at 3600 Peterson Way in Santa Clara that sold in October 2016 for $30 million and again in June 2019 for $37 million, which indicates a straight-line increase of about 0.72% per month for this 75,800 square foot building on an approximate 5.42-acre site. 1623 S 10th Street in San Jose sold for

$3,000,000 in August 2018 and again for $3,801,000 in October 2020, indicating a straight-line increase of about 1.0% per month. Based on changing rents and prices, we concluded that competing industrial land prices were increasing at the rate of about 0.75% per month from the date of sale of the comparables through Q4-2020, with no additional adjustment in 2021 or 2022.

Santa Clara (and the Bay Area in general) is an undersupplied housing market. Demand for housing is expected to continue in the long-term, with increased demand for higher density housing options, a result of the scarcity of developable land and the more affordable nature for prospective buyers/renters.

Market data and market participants report that residential prices declined in the latter part of 2018 and were stable overall during 2019. In 2020, the residential market showed different trends depending on property type. The market generally saw greater demand for detached residential over the course of 2020 and 2021 as buyers looked to have more indoor/outdoor space since they began spending a greater proportion of time at home. Meanwhile, condominiums and apartments experienced a slower market during 2021. Comparing just the December 2022 city of Santa Clara overall median residential sales price to the December 2021 overall median residential sales price, MLS Listings shows a decline of 4.83% year or a decreasing rate of change of about .40% per month. Based on the market reports cited above, sales data analyzed, and market participant interviews, for the very low-density residential land sales used in the following analysis we applied an increasing rate of change of 0.25% per month from the start of 2020 through the fourth quarter 2020, an increasing rate of change of 1.00% per month from the start of 2021 through the fourth quarter 2021, and an decreasing rate of change of 0.40% per month from the start of 2022 through the fourth quarter 2022.

For the high-density land sales, median sale prices oscillated somewhat and multifamily rents stagnated or declined during 2021. Rent growth picked back up in the first half of 2022. CoStar's Santa Clara Multi-Family report showed stagnating rent growth in the second half of 2022. Over the longer term, rent growth in Santa Clara has averaged 3.6% annually over the past decade. We conclude no market change is warranted during 2019, 2020 and 2021. A 3.6% annual market change is applied during 2022 for this property type.

LAND USE ORDINANCES

Since we are analyzing hypothetical lots, we supposed that each use would be based on its appropriate General Plan designation. The appropriate zoning category for each hypothetical use was not a critical factor as the General Plan is the long-term planning tool used by the City. Furthermore, comparable land sale transactions typically sell based on their intended use, which is supported by the General Plan in almost all cases. The City's Phase II Land Use map is in effect and is intended to guide land uses for the years 2015-2025. Compared to Phase I, it

expands the areas within the city where mixed-uses and higher-density residential is allowed. We supposed the following General Plan designations for each hypothetical use:

Use of Hypothetical Lot	General Plan
Very Low Density Residential	Very Low Density Residential
Low Density Residential	Low Density Residential
High Density Residential	High Density Residential
Medium Density Residential	Medium Density Residential
Commercial	Regional Commercial
Industrial	Light Industrial

HIGHEST AND BEST USE

We studied the legally permissible, physically possible, financially feasible, and maximally productive uses of each hypothetical lot. We considered prevailing market conditions and recent development trends. As indicated in the market conditions section, except for retail/hospitality/office, each product type is generally experiencing increasing or stable prices and stabilizing vacancy rates. These are indications that the highest and best use is to construct the legally permissible product for each respective property type. However, for the commercial use, since many retail and office projects are on hold, construction would not likely be undertaken until the market improves, unless preleased or a build-to-suit is procured. Therefore, the highest and best use for the hypothetical commercial use would be to hold for future development of a commercial building until the market improves, unless preleased or a build-to-suit. We concluded to the following components of property uses for the highest and best use of the hypothetical lot based on the overall market and the instruction of the Client:

Use of Hypothetical Lot	Highest & Best Use
Very Low Density Residential	Very Low Density Residential
Low Density Residential	Low Density Residential
Medium Density Residential	Medium Density Residential
High Density Residential	High Density Residential
Commercial	Hold for Development of a Commercial Building
Industrial	Industrial Building

We applied a hypothetical condition that each of these uses was allowed on the hypothetical subject lot.

For this analysis and based on the market and the City's General Plan, we concluded the most reasonable density to support the residential uses was about the midpoint or nearer the high end of the allowed density ranges (based on ever-increasing density proposals/approvals):

- 10 dwelling units per gross acre (DU/AC) for Very Low-Density Residential;
- 13 dwelling units per gross acre (DU/AC) for Low-Density Residential;
- 30 DU/AC for Medium-Density Residential; and
- 45 DU/AC for High-Density Residential.

For Very Low-Density Residential, which allows up to 10 DU/AC, we concluded that the most likely subdivision for a hypothetical one acre of land would support a subdivision at the high of this range, or 10 DU/AC. This is because the scarcity of land requires ever increasing densities to make projects financially feasible.

The likely commercial use would be an office building, but only if preleased or a build-to-suit. The likely industrial use would be a data center, flex, light industrial building or some type of interim contractor storage yard with minimal building improvements.

APPRAISAL PROCESS

The appraisal profession has generally relied upon three traditional approaches in estimating the market value of real property. These are the *Income Capitalization Approach*, the *Sales Comparison Approach*, and the *Cost Approach*. While all three approaches are always considered in a valuation assignment, all three are not always applied. The quantity and quality of available data and the applicability of each approach relative to the value being sought are important factors in reconciling to an opinion of value.

Market value was estimated using the sales comparison approach. The income capitalization approach is seldom used when valuing land. The cost approach did not offer substantial insight into this estimate of market value since there are no building improvements. Sellers, buyers, and our peers in this market rarely rely on the cost and income capitalization approaches when offering, purchasing, or valuing properties similar to the hypothetical subject lots. Therefore, we did not undertake a cost or income capitalization approach.

Following we estimated the value of a hypothetical one-acre lot under each use scenario described above, as if located within the 95050 zip code, since the most data was discovered in this zip code. Next, we applied the weighted average of the highest and best land use component,

based on the percentage of total land area associated with the different property types (as described above) that sold in the City of Santa Clara in the 12 months prior to the date of value (as reported by Old Republic Title Company). Lastly, we applied any necessary locational differences from the 95050 zip code conclusion to arrive at the appropriate average lot value in the 95051 and 95054 zip codes.

AVERAGE VALUE ESTIMATE IN 95050 ZIP CODE

Very Low-Density Land Value

The writers examined data that was discovered by: talking to brokers, agents, property owners, and market participants from within the subject market; reviewing DataTree.com, MLSlistings.com, and CoStar.com databases for recent sales; and searching Loopnet.com and broker databases for current listings. We also reviewed development reports provided by the planning departments of Santa Clara and other nearby cities.

As stated above, for the very low-density value component, we assumed a density of 10 dwelling units per acre, at the high end of the allowed range under the Very Low-Density General Plan designation, which allows up to 10 dwelling units per acre. We searched for competing sales and listings of properties throughout Santa Clara and adjacent cities which were intended for development with residential densities less than 25 dwelling units per acre and that closed escrow over the last three years. We first analyze the subject hypothetical one-acre site located in zip code 95050 since more appropriate sales from this zip code were discovered. The sales we found most comparable are displayed on the following adjustment grid. The adjustment grid serves two purposes. First, it presents data, analysis, and conclusions about the subject and comparables in a way that facilitates comparison. Second, it presents the data in a format whereby the reader can follow the writers' adjustment process.

A parcel map for each comparable sale is displayed in the Addenda. Selling prices were verified using our summary transcript of the public record and conversations with selling and listing brokers/agents, sellers, and/or buyers when possible. A map showing the location of these comparables is displayed in the Addenda.

VERY LOW DENSITY COMPARABLE LAND SALES								
ELEMENT OF ADJUSTMENT	**SUBJECT**	**COMPARABLE VLD-1**	**COMPARABLE VLD-2**	**COMPARABLE VLD-3**	**COMPARABLE VLD-4**	**COMPARABLE VLD-5**	**COMPARABLE VLD-6**	**COMPARABLE VLD-7**
ADDRESS	Average Street Santa Clara	2303 Gianera Street Santa Clara	159 Brookside Avenue Santa Clara	3159 Butte Street Santa Clara	1334 Miller Ave San Jose	1348 Miller Ave San Jose	4249 Cheeney Street Santa Clara	Hanson Avenue San Jose
APN		104-06-037	303-22-028	290-04-044	375-25-053	375-25-055	104-12-025 & 026	303-41-018
SELLER		Jose Trinidad Nuno	Domingo 1992 Revocable Trust	Wallis 1983 Family Trust	Steven K. Doi 2011 Trust	Li Shaoliang	Marlene Munson Rebello	RROCA LLC
BUYER		Gianeral ST Estate LLC	Ranjan Trust, et al	Cheng C & Tsai L Chen	Zhang Tao	Ke Lun	Maruti Builders LLC	Bakhtiari Family Trust
DOCUMENT NUMBER		25354706	24597855	24420940	24965466	24965471	25297169	25326305
VERIFICATION SOURCE		Broker, MLS, Public Record	Broker, MLS, Public Record	Broker, MLS, Public Record	Buyer, Public Record	Buyer, Public Record	Broker, Subscription Svcs, Public Record	Broker, MLS, Public Record
ASSESSMENT BONDS		None	None	None	None	None	None	None
NUMBER OF UNITS	10	4	2	2	3	3	8	4
SALE / *LISTING* PRICE		$2,443,000	**$1,325,000**	**$1,600,000**	**$3,100,000**	**$3,232,000**	**$2,650,500**	**$1,800,000**
SALE / OFFERING PRICE PER SF		**$145.42**	**$96.72**	**$110.92**	**$139.87**	**$145.82**	**$119.31**	**$119.05**
TRANSACTIONAL ADJUSTMENTS								
REAL PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
ADJUSTMENT		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
FINANCING TERMS		Conventional	Conventional	All Cash	All Cash	All Cash	All Cash	All Cash
ADJUSTMENT		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
CONDITIONS OF SALE		Arm's-Length	Arm's-Length	Arm's-Length/Improvement Value	Arm's-Length	Arm's-Length	Arm's-Length	Arm's-Length
ADJUSTMENT		0.00%	0.00%	-9.38%	0.00%	0.00%	0.00%	0.00%
EXPENDITURES AFTER SALE		Demolition Offset	Demolition Offset	None	Demolition Offset	Demolition Offset	None	None
ADJUSTMENT		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
CLOSE OF ESCROW		August 8, 2022	September 2, 2020	March 4, 2020	May 18, 2021	May 18, 2021	May 5, 2022	June 27, 2022
TIME OF SALE / MARKET CONDITION	December 31, 2022	June 2022	August 2020	February 2020	March 2021	March 2021	April 2022	June 2022
MONTHS FROM START 1Q-2020 THROUGH 4Q-2020		0	4	10	0	0	0	0
ADJUSTMENT @ % PER MONTH	0.25%	0.00%	1.00%	2.50%	0.00%	0.00%	0.00%	0.00%
MONTHS FROM START 1Q-2021 THROUGH 4Q-2021		0	12	12	9	9	0	0
ADJUSTMENT @ % PER MONTH	1.00%	0.00%	12.00%	12.00%	9.00%	9.00%	0.00%	0.00%
MONTHS FROM START 1Q-2022 THROUGH 4Q-2022		6	12	12	12	12	8	6
ADJUSTMENT @ % PER MONTH	-0.40%	-2.40%	-4.80%	-4.80%	-4.80%	-4.80%	-3.20%	-2.40%
ADJ PRICE PER SF AFTER TRANSACTIONAL ADJS		**$141.93**	**$104.15**	**$109.86**	**$145.14**	**$151.32**	**$115.49**	**$116.19**
LOCATIONAL ADJUSTMENTS								
EXPOSURE / VISIBILITY	Average	Similar	Similar	Similar	Similar	Similar	Similar	Similar
ACCESS	Average	Similar	Similar	Similar	Similar	Similar	Similar	Similar
APPEAL/SITE INFLUENCES	Average	Similar	Inferior/San Tomas Expy	Similar	Superior	Superior	Inferior	Similar
ZIP CODE	95050	95054	95050	95051	95129	95129	95054	95117
OVERALL LOCATIONAL RATING	Average	Inferior	Inferior	Similar	Superior	Superior	Inferior	Similar
PHYSICAL ADJUSTMENTS								
SITE SIZE (ACRES)	1.00	0.386	0.31	0.33	0.51	0.51	0.51	0.35
SITE SIZE (SF)	43,560	16,800	13,700	14,425	22,164	22,164	22,216	15,120
UTILITY/TOPOGRAPHY	Rectangular / 1 Street Front	Rectangular / 1 Street Front	Rectangular / 1 Street Front	Inferior / Sl Irregular / 1 Street Front	Rectangular / 1 Street Front	Rectangular / 1 Street Front	Rectangular / 1 Street Front	Sl Irregular / 1 Street Front
USE/ZONING ADJUSTMENTS								
ZONING		R1-6L	R1-8L	R1-6L	R1-8	R1-8	R1-6L	R1-8
GENERAL PLAN	Very Low Density Res	Low Density Res	Very Low Density Res	Very Low Density Res	Residential Neighborhood	Residential Neighborhood	Very Low Density Res	Residential Neighborhood
ALLOWED DENSITY (dwelling units per acre)	up to 10	8 to 19	up to 10	up to 10	up to 10	up to 10	up to 10	up to 10
NUMBER OF UNITS	10	6	2.0	2.0	3.0	3.0	8.0	4.0
ESTIMATED / PROPOSED DU/ACRE	*10.0*	*15.6*	*6.4*	*6.0*	*5.9*	*5.9*	*15.7*	*11.5*
INTENDED USE	Residential	4 Residential Units	SFD + ADU	Residential + ADU	3 Residential Units	3 Residential Units	8 or 9 units	4 Residential Units
PARK FEE COMPONENT PER UNIT	$65,263	Similar/$60,658	Superior/None	Superior/None	Superior/$27,300	Superior/$27,300	Similar/$60,658	Similar/$60,658
ENTITLEMENT STATUS	Has Zoning & GP	Has Zoning & GP	Had Zoning and GP	Had Zoning and GP	Has Zoning & GP	Has Zoning & GP	Had Zoning and GP - No Approvals	Had Zoning and GP - No Approvals
OVERALL PHYSICAL & USE/ZONING RATING		Superior	Inferior	Similar	Superior	Superior	Inferior	Similar
OVERALL RATING-SUBJECT SHOULD SELL FOR		**LESS**	**MORE**	**Similar**	**LESS**	**LESS**	**Slightly MORE**	**Similar**

VERY LOW DENSITY COMPARABLE LAND LISTINGS				
ELEMENT OF ADJUSTMENT	**SUBJECT**	**LISTING 1**	**LISTING OFFER 2a**	**LISTING OFFER 2b**
ADDRESS	Average Street Santa Clara	1530-1540 Pomeroy Avenue Santa Clara	Fillmore Street Santa Clara	Fillmore Street Santa Clara
APN		290-02-096 & 097	104-10-077	104-10-077
SELLER		Maesumi/Pascual	Manisha Kamal Sitlani	Manisha Kamal Sitlani
BUYER		Listing	Listing	Listing
DOCUMENT NUMBER		Listing	Listing	Listing
VERIFICATION SOURCE		Broker, MLS, Public Record	Broker, MLS, Public Record	Broker, MLS, Public Record
ASSESSMENT BONDS		None	None	None
NUMBER OF UNITS	10	8	4	4
SALE / *LISTING* PRICE		$4,600,000	$1,100,000	$1,115,000
SALE / OFFERING PRICE PER SF		**$220.00**	**$117.33**	**$118.93**
TRANSACTIONAL ADJUSTMENTS				
REAL PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	Fee Simple	Fee Simple
ADJUSTMENT		0.00%	0.00%	0.00%
FINANCING TERMS		Listing	Offer	Offer
ADJUSTMENT		0.00%	0.00%	0.00%
CONDITIONS OF SALE		Listing	Offer	Offer
ADJUSTMENT		-20.00%	0.00%	0.00%
EXPENDITURES AFTER SALE		Listing	Offer	Offer
ADJUSTMENT		0.00%	0.00%	0.00%
CLOSE OF ESCROW		Listing	Offer	Offer
TIME OF SALE / MARKET CONDITION	December 31, 2022	December 2022	November 2022	November 2022
MONTHS FROM START 1Q-2022 THROUGH 4Q-2022		0	1	1
ADJUSTMENT @ % PER MONTH	-0.40%	0.00%	-0.40%	-0.40%
ADJ PRICE PER SF AFTER TRANSACTIONAL ADJS		**$176.00**	**$116.86**	**$118.46**
LOCATIONAL ADJUSTMENTS				
EXPOSURE / VISIBILITY	Average	Similar	Similar	Similar
ACCESS	Average	Similar	Similar	Similar
APPEAL/SITE INFLUENCES/Approvals	Average	Superior	Inferior	Inferior
ZIP CODE	95050	95051	95054	95054
OVERALL LOCATIONAL RATING	Average	Superior	Inferior	Inferior
PHYSICAL ADJUSTMENTS				
SITE SIZE (ACRES)	1.00	0.480	0.215	0.215
SITE SIZE (SF)	43,560	20,909	9,375	9,375
UTILITY/TOPOGRAPHY	Rectangular / 1 Street Front	Rectangular / 1 Street Front	Irregular Rectangular Corner / 2 Frontages	Irregular Rectangular Corner / 2 Frontages
USE/ZONING ADJUSTMENTS				
ZONING		R3-18D / A	R3-18D / A	R3-18D / A
GENERAL PLAN	Very Low Density Res	Very Low Density Res / Community	Very Low Density Res / Community	Very Low Density Res / Community
ALLOWED DENSITY (dwelling units per acre)	up to 10	up to 10	up to 10	up to 10
NUMBER OF UNITS	10	8	4	4
ESTIMATED / PROPOSED DU/ACRE	*10.0*	*16.7*	*18.6*	*18.6*
INTENDED USE	Residential	8 Residential Units	Residential	Residential
PARK FEE COMPONENT PER UNIT	$65,263	$65,263	$60,658	$60,658
ENTITLEMENT STATUS	Has Zoning & GP	Had Zoning and GP & Approvals	Had Zoning and GP	Had Zoning and GP
OVERALL PHYSICAL & USE/ZONING RATING		Superior	Inferior	Inferior
OVERALL RATING-SUBJECT SHOULD SELL FOR		**LESS**	**MORE**	**MORE**

Adjustment Process

Transactional adjustments were made sequentially for property rights conveyed, financing terms, conditions of sale/motivation of participants, expenditures incurred by the buyer after the sale, i.e. demolition costs, and market conditions since the sale date. Market conditions adjustments are applied from the start of the first quarter 2020 through December 2022, based on trending sales data and our observations.

Comparable Sale VLD-1 is the sale of single-family lot improved with an older home. The buyer of Comparable 1 is an investor and intends to demolish the existing home and improvements. The lot was reported to have been approved for six single family units in the past, however that transaction never consummated. Although the lot was most recently marketed with the potential of being subdivided to provide four multiple guaranteed units without city approval, we depicted 6 units on the sales grid due to its reported pre-approval. The property was reported to have been owner occupied at the time of sale. This sale has a R1-6L zoning and a low density residential general plan that allows 8 to 19 dwelling units per gross acre compared to subject's very low density residential general plan that allows up to ten units per gross acre.

Comparable Sale VLD-2 is the sale of residential lot improved with an older home. The buyer of Comparable VLD-2 intends to demolish the home and construct a new two-story dwelling and add a 748 square foot detached additional dwelling unit (ADU). This comparable will not pay park impact fees since it already had a home improved on it and ADU's are exempt under the Santa Clara City Code (17.35.090).

Comparable Sale VLD-3 was the sale of an improved lot that could support two lots or a SFD and an ADU. The listing broker opined that the existing improvements needed a lot of work, but the buyer intended to move into the home, which dated from the 1940s. Based on the expected utilization of the improvements, we concluded that a downward adjustment was warranted for their contributory value. The amount of adjustment was estimated based on our observations, input from the listing broker, and a good fit for the data. A downward adjustment of $150,000 for this element of comparison was applied to the comparable on the Conditions of Sale line.

Comparable Sale VLD-4 and Comparable Sale VLD-5 are the sales of two single-family lots improved with older homes. These comparables were offered together by separate ownerships. The comparables were offered as a development site and a four lot conceptual site plan was included with the listings. Instead of a four-lot subdivision, the buyer intends to demolish both of the homes and subdivide the two existing lots into six lots and one common access lot. These comparables were selected to help bracket the subject's lot size. These sales were relisted on April 20, 2022 for $11,500,000. The MLS shows that the properties were sold on August 23,

2022 for $12,000,000. The reported close of escrow was December 9, 2022. However, the transaction has not closed escrow and was reported by the listing broker to be in contract subject to all of the entitlements. The new subdivision if approved will have six lots with five single family homes and four condominium units (two of these will be affordable housing units). As of the date of value the property did not have approvals for this new proposed development.

Comparable Sale VLD-6 was the sale of two vacant lots that could support a reported 8 or 9 unit development. The seller had previously applied for a tentative map to allow for an 8-unit townhouse development. The proposed development was not approved and the lots currently do not have any pending approvals. The lots were not listed on the MLS but were reported to have been actively marketed for six months. The property was listed at $2,700,000 and was reported to have had four offers. This was an all cash sale.

Comparable Sale VLD-7 was the sale of a vacant lot that could support a reported 4 unit development. No pending approvals at the time of sale. Buyer was not sure if they will develop the lot for single family or multi-family use. The comparable had only one offer and it was an all cash sale.

Comparable Sale VLD-1 was reported to have been owner occupied at the time of sale and could be rented. The cost of demolition was offset by the rents that could potentially be received. The seller of Comparable Sale VLD-2 was given some time to lease back following close of escrow; again, we concluded that the cost of demolition would be offset by rental income. The sellers of Comparable Sales VLD-4 and VLD-5 were each given a short time to lease back following close of escrow; again, we concluded that the cost of demolition would be offset by rental income.

Comparable Listing 1 is the current listing of two single-family lots with each improved with an older home. The older homes will be demolished (the cost of demolition would be offset by rental income during the entitlement process). The properties are each listed at $2,300,000 ($4,600,000 total asking price) and must be purchased together. The listing agent is part owner and reported that the development has been approved by the City of Santa Clara and it is ready to pull permits within 3-6 months. The project consists of two adjacent properties that have been approved for two single family detached dwellings and six townhouses. The agent reported that they have interest in the property but have had no offers.

Comparable Listing Offer 2a and Comparable Listing Offer 2b are November 2022 offers for the current listing of a vacant corner parcel. This property was originally listed for $1,498,900 in July 2022. The listing price was reduced in September 2022 to $1,398,900. The price was again reduced in October 2022 to $1,298,900. Offer 2a was reported to have been $1,100,000 and Offer 2b was reported to have been $1,115,000. Both offers were considered low and rejected by the owner. The lot is currently marketed as having the potential for a duplex or fourplex.

Locational adjustments were broken into elements that reflect the property's identity to potential tenants or buyers (exposure, visibility), access (to freeways and amenities), and overall desirability of the location based on neighborhood factors such as age and condition of nearby properties, proximity to enhancing or detrimental factors, or an identifiable valuation element relating to address (locational appeal, zip code). As will be discussed in the following material, residential land values in the 95050 zip code rated superior to the 95054 zip code but inferior to the 95051 zip code; thus, the 95054-located comparable is adjusted upward and the 95051-located comparable is adjusted downward.

Locational adjustments were warranted for the elements of comparison as summarized on the grid. Although Comparable VLD-2 backs to a public park, beyond the park is San Tomas Expressway, which is within about 200 feet of this comparable and is not separated by a sound wall, rating inferior to the subject; an overall upward adjustment is concluded for this element of comparison. Comparable VLD-4 and VLD-5 are considered to be in a superior location with a higher median home sales price and are therefore rated as overall superior to subject.

Physical and Use/Zoning adjustments were broken into elements that reflect property size, utility/topography, allowed land uses and density, intended use/development density, affordable housing component, park fees, and entitlement status.

Comparable VLD-3 is located at the elbow of two streets and thus has an irregular pie-slice shape; an upward adjustment is concluded for inferior utility. For this analysis, upward adjustments were warranted for the lower densities of Comparables VLD-2 and VLD-3, rating inferior for this element of comparison. Excepting Comparable VLD-1, each comparable warrants downward adjustment for having either no park fees or for having lower park fees than the hypothetical subject lot.

As discussed in the preceding material, market conditions adjustments are applied from the start of the first quarter 2020 through the end of the fourth quarter 2022.

Conclusion

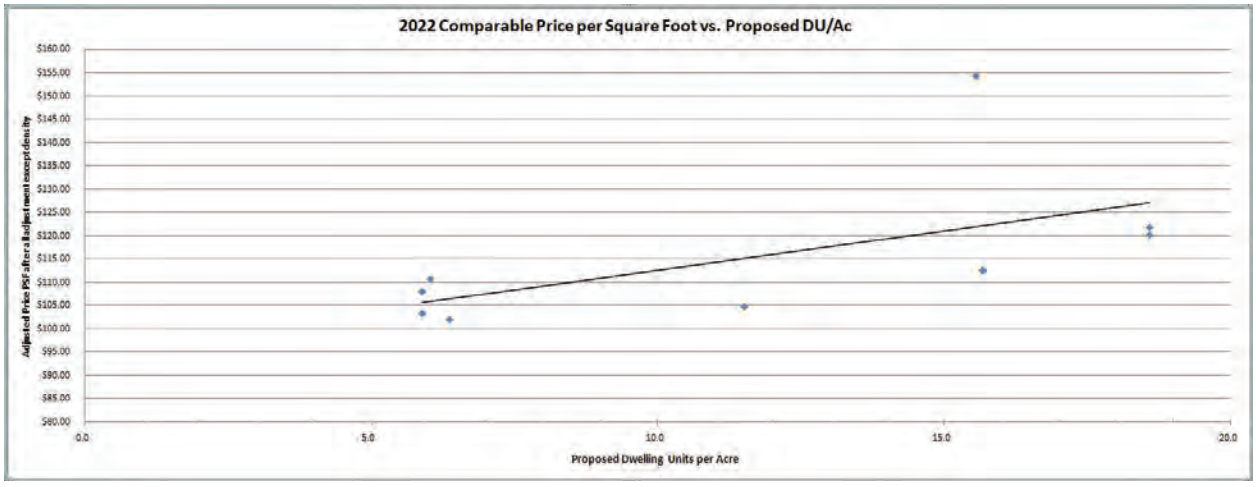
Following adjustment for the elements summarized on the grid, we concluded to the overall ratings displayed at the bottom of the sales grid. Bracketed by the comparable ratings, giving most weight to the sale comparables located in Santa Clara, we concluded to the following unit value of unentitled very low-density residential land in the 95050 zip code:

Unit $/SF	x	Land Area (SF)	=	Indicated Value
$115	x	43,560	=	$5,009,400

Estimated Market Value of a 1-Acre
Very Low-Density Residential Lot in 95050 Zip Code: $5,009,400

Low Density Land Value

For the low-density value component, the City's land use classification cites a low-density range of 8-18 dwelling units/acre (DU/Acre), which is greater than the maximum 10 DU/Acre allowed in the very low-density classification. We assumed a density of 13 DU/Acre, about the mid-point of the density range. In the market, the primary value difference between very low and low-density land relates to density. The density adjustment was estimated based on the relationship between price per SF and density, as evidenced by the comparables. In the chart below, we plotted the preceding very-low density comparables and the high-density comparables used in the following high-density value scenario.



As shown in the chart above, the price per square foot of land increases with increasing density. This is congruent with our observations in the market that as density increases, price per SF of land typically increases. The difference in pricing for changing densities is clear when comparing

the lowest to the higher densities. And the price/SF difference is less when comparing the median to higher densities. We concluded there is a difference in value/SF between the preceding very low density and low-density residential which has a higher density. The trendline in the chart above indicates that the appropriate unit value based on a density of 13 dwelling units per acre would be about $120 per square foot. Historically, there has been a 5% to 10% price difference between the preceding very low density and low-density residential. Based on the comparable data, with a density of 13 dwelling units per acre for the low-density residential land use, we concluded to **$120/SF**.

Conclusion

We concluded to the following Low-Density residential value in the 95050 zip code for 1-acre of land:

Unit $/SF	x	Land Area (SF)	=	Indicated Value
$120	**x**	43,560	=	$5,227,200

Estimated Market Value of a 1-Acre
Low-Density Residential Lot in 95050 Zip Code: $5,227,200

<u>High Density Land Value</u>

Similar to the preceding very low-density land search, we searched data sources for high and medium-high density residential land transactions and examined data that was discovered by talking to brokers, agents, property owners, and market participants from within the subject market. We also reviewed development reports provided by the planning departments of Santa Clara and other nearby cities.

As stated above, for the high-density value component, we assumed a density of 45 dwelling units per acre, about the midpoint of the allowed range under the High Density General Plan designation, which allows 37-50 dwelling units per acre. The sales we found most comparable are displayed on the next grid. A map showing the location of these comparables is displayed in the Addenda. A parcel map for each comparable sale is also displayed in the Addenda. Selling prices were verified using our summary transcript of the public record and conversations with selling and listing brokers/agents, sellers, and buyers. We were unable to confirm the details of Comparable HD-2 with a party to the transaction. We relied on published data, city records, subscription service data, news articles, and information available from a summary transcript of the public record for transaction details regarding these comparables.

HIGH DENSITY COMPARABLE LAND SALES							
ELEMENT OF ADJUSTMENT	**SUBJECT**	**COMPARABLE HD-1**	**COMPARABLE HD-2**	**COMPARABLE HD-3**	**COMPARABLE HD-4**	**COMPARABLE HD-5**	**COMPARABLE HD-6 LISTING**
ADDRESS	Average Street Santa Clara	950 Monroe St Santa Clara	1601 Civic Center Drive Santa Clara	3941 Stevens Creek Blvd. Santa Clara	2303-2319 Calle Del Mundo Santa Clara	2221-2251 Calle De Luna 2232-2246 Calle Del Mundo Santa Clara	2301-2317 Calle De Luna Santa Clara
APN		269-20-086	224-49-006	294-39-010	097-05-060 & 061	097-46-020 & 027	097-46-007, 008, 009
SELLER		Von Raesfeld Family Partnership	K & K Outdoor Advertising LLC	MB Exclusively Properties LLC	Beta & Properties LLC	Laison LLC/2232 Calle Del Mundo LLC	TGR Associates LLC
BUYER		Lamb Partners LLC	CIVIC Center LP	CRP The Meridian LP	2263 Calle Del Mundo LLC	GS Tasman East Subsidiary, LLC	Listing
DOCUMENT NUMBER		24395084	24380714	25233709	24840021	25062330/25062315	Listing
VERIFICATION SOURCE		Broker, Public Record	Subscription Svcs, Public Record	Subscription Svcs, Public Record	Subscription Svcs, Public Record	Subscription Svcs, Public Record	Broker, Subscription Svcs, Public Record
EXPOSURE TO MARKET		12 Months	12 Months	12 Months	12 Months	12 Months	24 Months
NUMBER OF UNITS	45	*36 (Pro Rata)*	*124*	*27*	*27*	*27*	*235*
SALE / *LISTING* PRICE		**$4,700,000**	**$12,100,000**	**$5,075,000**	**$8,000,000**	**$21,995,000**	**$15,000,000**
SALE / OFFERING PRICE PER SF		**$207.73**	**$197.03**	**$197.47**	**$181.83**	**$235.95**	**$249.53**
TRANSACTIONAL ADJUSTMENTS							
REAL PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple (Short Term Leases)	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Leased Fee
ADJUSTMENT		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
FINANCING TERMS		Conventional	Conventional	Conventional	Conventional	Conventional	Listing
ADJUSTMENT		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
CONDITIONS OF SALE		Assemblage	Arm's-Length	Arm's-Length	Assemblage	Assemblage	Listing
ADJUSTMENT		-5.00%	0.00%	0.00%	-5.00%	-5.00%	-10.00%
EXPENDITURES AFTER SALE		Demolition Offset	Demolition of 30k SF Office Building	Demolition Offset	Demolition Offset	Demolition Offset	Solvent contamination in soil and ground water
ADJUSTMENT		0.00%	1.65%	0.00%	0.00%	0.00%	-15.00%
CLOSE OF ESCROW		February 3, 2020	January 15, 2020	February 03, 2022	February 19, 2021	August 11, 2021	Listing
TIME OF SALE / MARKET CONDITION	December 31, 2022	December 2018	Est. Sept 2019	April 2021	Est. April 2019	Est. Feb. 2020	December 2022
MONTHS FROM START 1Q-2019 THROUGH 4Q-2019		12	3	0	8	0	0
ADJUSTMENT @ % PER MONTH	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
MONTHS FROM START 1Q-2020 THROUGH 4Q-2020		12	12	0	12	10	0
ADJUSTMENT @ % PER MONTH	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
MONTHS FROM START 1Q-2021 THROUGH 4Q-2021		12	12	8	12	12	0
ADJUSTMENT @ % PER MONTH	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
MONTHS FROM START Q1-2022 THROUGH 4Q-2022		12	12	12	12	12	0
ADJUSTMENT @ % PER MONTH	0.30%	3.60%	3.60%	3.60%	3.60%	3.60%	0.00%
ADJ PRICE/SF AFTER TRANSACTIONAL ADJS		**$204.45**	**$207.50**	**$204.58**	**$178.96**	**$232.22**	**$190.89**
LOCATIONAL ADJUSTMENTS							
EXPOSURE / VISIBILITY	Average	Similar/Corner	Similar	Similar	Similar	Similar	Similar
ACCESS	Average	Similar	Similar	Similar	Similar	Similar	Similar
APPEAL/SITE INFLUENCES	Average	Similar	Similar	Similar	Similar	Similar	Similar
ZIP CODE	95050	95050	95050	95051	95054	95054	95054
OVERALL LOCATIONAL RATING		Similar	Similar	Similar	Similar	Similar	Similar
PHYSICAL ADJUSTMENTS							
SITE SIZE (ACRES)	1.00	0.52	1.41	0.59	1.01	2.14	1.38
SITE SIZE (SF)	43,560	22,625	61,411	25,700	43,996	93,218	60,114
UTILITY/TOPOGRAPHY	Rectangular / 1 Street Front	Mostly Rectangular/2 Frontages	Mostly Rectangular/Deed Rest	Rectangular / 2 Street Fronts	Rectangular / 1 Street Front	Mostly Rectangular / 3 Street Fronts	Rectangular / 1 Street Front
USE/ZONING ADJUSTMENTS							
ZONING		CC (Community Commercial)	OG	CT	TN (Transit Neighborhood)	TN (Transit Neighborhood)	TN (Transit Neighborhood)
GENERAL PLAN	High Density Residential	Community Mixed Use	Community Commercial	Community Mixed Use	Transit Neighborhood	Transit Neighborhood	Transit Neighborhood
ALLOWED DENSITY (dwelling units per acre)	37-50	N/A	N/A	20-36	Minimum 100, Up to 350 du/acre	Minimum 100, Up to 350 du/acre	Minimum 100, Up to 350 du/acre
NUMBER OF UNITS	45	36 (Pro Rata)	119	59	303	371	235
ESTIMATED / PROPOSED DU/ACRE	*45.0*	*69.3*	*84.4*	*100.0*	*156.0*	*173.4*	*170.0*
INTENDED USE	Residential	Mixed-Use Condos and Retail	Affordable Housing	Affordable Housing	Residential	Residential	Residential
AFFORDABLE HOUSING COMPONENT	10% or in-lieu	10% or in-lieu	Yes / 100%	Yes / 100%	In-lieu Fee	In-lieu Fee	10% or in-lieu
PARK FEE COMPONENT PER UNIT	$36,908	$32,688	$31,058	$33,536	$21,683	$30,918	$36,908
ENTITLEMENT STATUS	Has Zoning & GP	Had General Plan	Needs Zoning and General Plan	Had General Plan	Has Zoning & GP	Has Zoning & GP	Has Zoning & GP
OVERALL PHYSICAL & USE/ZONING RATING		Slightly Superior	Slightly Superior	Slightly Superior	Slightly Inferior	Slightly Superior	Slightly Inferior
OVERALL RATING - SUBJECT SHOULD SELL FOR		**LESS**	**LESS**	**LESS**	**MORE**	**LESS**	**Slightly MORE**

Adjustment Process

Transactional adjustments were made sequentially for property rights conveyed, financing terms, conditions of sale/motivation of participants, expenditures incurred by the buyer after the sale, i.e. demolition costs, and market conditions since the sale date.

Comparable HD-1 was purchased as part of an assemblage—the buyer had recently purchased two adjacent properties. Similarly, Comparables HD-4, and HD-5 were also purchased as part of an assemblage. Based on the data, a downward adjustment is warranted for motivation on the part of the buyer due to the assemblage.

HD-6 is a current listing that has been on the market for approximately 24 months and a downward adjustment is warranted for conditions of sale. The adjustment we used was a good fit for the data.

Comparables HD-1, HD-3, HD-4, and HD-5 required the demolition of existing improvements before their new, intended use could be realized. We concluded this expense was offset by the interim income from the improvements. So, no additional adjustment was warranted for this element of comparison. Similarly Listing HD-6 will require the demolition of three industrial buildings which can be offset by the current rental income. Currently the buildings are reported to be leased at $2.00 sq.ft./month on a NNN basis. The leases give the owner a right for early termination. In 2001, solvent contamination in soil and ground water near a sump was reported within the former metal shavings storage enclosure located on one of the parcels (2301 Calle De Luna). In September 2016, the property owner submitted a Voluntary Cleanup Program application and entered into a Voluntary Cleanup Agreement with the DEH for oversight of future property assessment activities and mitigation activities, if required, to facilitate redevelopment of the property. The listing broker stated that the current cost to clean up the site is unknown. A downward adjustment is warranted for this risk of uncertainty. The adjustment we applied was a good fit for the data.

Comparable HD-2 is a closed transaction of an infill site improved with a vacant 30,000 square foot office building. This building will require demolition prior to redevelopment, estimated at $200,000, based on our observation and cost data. This element of comparison is shown as an upward adjustment on the Expenditures After Sale line.

Locational adjustments were broken into elements that reflect the property's identity to potential tenants or buyers (exposure, visibility), access (to freeways and amenities), and overall desirability of the location based on neighborhood factors such as age and condition of nearby properties, proximity to enhancing or detrimental factors, or an identifiable valuation element

relating to address (locational appeal, zip code). Locational adjustments were warranted for the elements of comparison summarized on the grid.

Physical and Use/Zoning adjustments were broken into elements that reflect property size, utility/topography, allowed land uses and density, intended use/development density, affordable housing component, park fees, and entitlement status. Physical and use/zoning adjustments were warranted as summarized on the grid.

Comparable HD-1 and HD-3 both had two street frontages, allowing for greater design flexibility, rating superior utility, and warranting downward adjustment. Comparables HD-4, HD-5, and HD-6 are zoned Transit Neighborhood and have a minimum density of 100 dwelling units per acre. Comparable HD-3 will have 100% affordable housing and was given a 15% credit on the park fees. Comparable HD-4 has been given a credit of $1,290,000 for park fees in exchange for 14,000 square feet of dedicated park space and private amenities. The comparables proposed building densities/acre bracket the subject; the highest densities warrant downward adjustment and the lower densities warrant an upward adjustment. Comparables HD-1 and HD-2 will require a zoning change or general plan amendment to allow for residential and an upward adjustment is warranted for this element of comparison. The comparables with approved entitlements rated superior to the subject's unentitled status and are adjusted downward. Park impact fees varied somewhat based upon the use and timing of the fee.

Conclusion

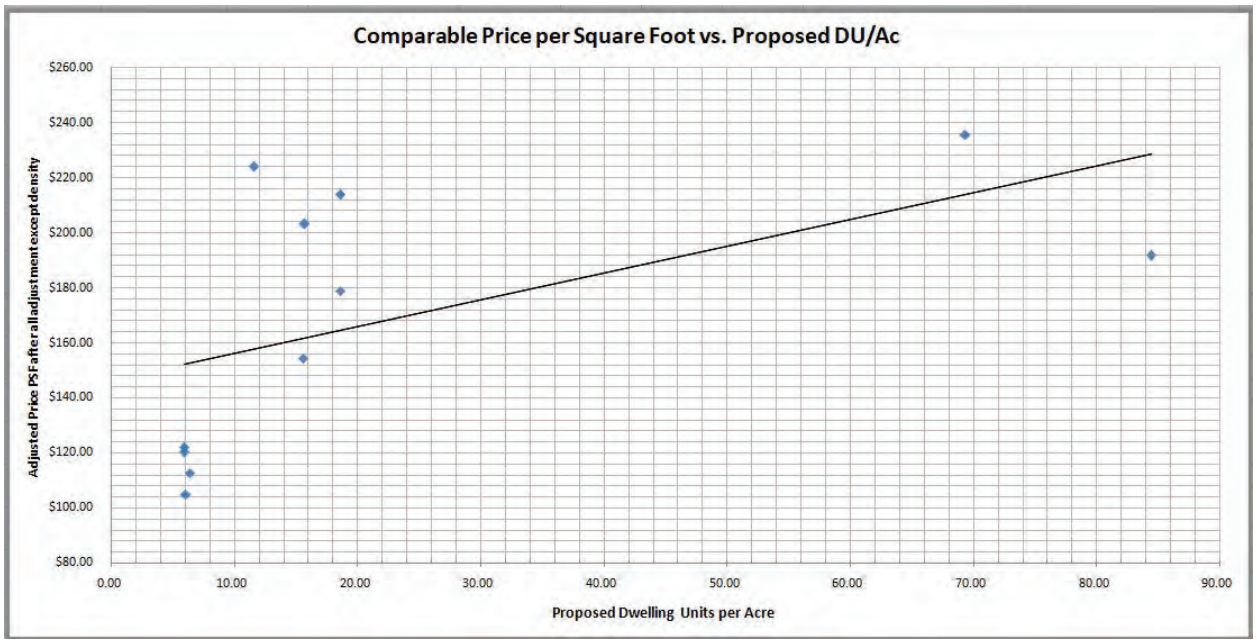
Following adjustment for the elements summarized on the grid, we concluded to the overall ratings displayed at the bottom of the grid. The comparables were analyzed based on a price per square foot and a price per unit units of comparison. The range of adjusted values is more consistent on a price/SF basis rather than a price/density unit basis; therefore, the price/SF is utilized as the primary comparison of value. Bracketed by the comparable ratings, the following value of unentitled high-density 45 DU/Acre residential land in the 95050 zip code is concluded:

Unit $/SF	x	Land Area (SF)	=	Indicated Value
$190	x	43,560	=	$8,276,400

Estimated Market Value of a 1-Acre
High-Density Residential Lot in 95050 Zip Code: $8,276,400

Medium Density Land Value

For the medium-density value component, a density of 30 dwelling units per acre is assumed, slightly above the midpoint of the allowed range under the Medium Density General Plan designation, which allows 19-36 dwelling units per acre. In the market, the primary difference between the medium-density land value and high-density land value relates to density. The density adjustment was estimated based on the relationship between price per SF and density, as evidenced by the comparables. In the chart below, we plotted the preceding high-density comparables and the very-low density comparables used in the preceding low-density value scenario. We graphed the change in land value per square foot versus the change in density.



As stated in the preceding material, the data shows the price per square foot of land increases with increasing density, which is congruent with our observations in the market. The difference in pricing for changing densities is clear when comparing the lowest to the higher densities. The chart above indicates that at a density of about 30 dwelling units per acre, the indicated price per square foot is about $180, but is somewhat skewed by the cluster of low density sales. Historically, there has been a 5% to 10% difference between the medium density residential and the preceding high density. Based on the comparable data, with a density of 30 DU/acre for the medium-density land use, a unit value of **$180/SF** is concluded.

Conclusion

We concluded to the following medium-density value in the 95050-zip code for 1-acre of land:

Unit $/SF	X	Land Area (SF)	=	Indicated Value
$180	x	43,560	=	$7,840,800

Estimated Market Value of a 1-Acre
Medium -Density Residential Lot in 95050 Zip Code: $7,840,800

Commercial Land Value

Like the search for residential land sales data, we searched similar data sources and examined data that was discovered by talking to brokers, agents, property owners, and market participants from within the subject market. We searched for recent sales of competing retail and office properties throughout Santa Clara and nearby cities. Those we found most comparable are displayed on the grid on a following page. A map showing the location of these comparables is displayed in the Addenda.

COMMERCIAL LAND COMPARABLE SALES							
ELEMENT OF ADJUSTMENT	**SUBJECT**	**Comparable C-1**	**Comparable C-2**	**Comparable C-3**	**Comparable C-4**	**Comparable C-5**	**Comparable C-6**
ADDRESS	Average Street Santa Clara	3375 El Camino Real Santa Clara	3378 El Camino Real Santa Clara	1125 Coleman Avenue San Jose	855 E Homestead Road Sunnyvale	1220 Oakmead Pky. Sunnyvale	1240 & 1290 Coleman Avenue, 312 Brokaw Road Santa Clara
APN		220-02-049	290-02-102	230-46-093	309-51-005	216-44-048	230-05-045, 049, 050
SELLER		Norma E Rice, Trustee	An S Shin	Cap Phase 1 LLC	Sundby Living Trust	Princeton Garden Properties LLC	Kevin E. Wennergren 2013 Revocable Trust
BUYER		3375 Camino City Square LLC	Veguard USA LLC	San Jose Hotel Investments LLC	SST Investments LLC	BPR Properties UCSC LLC	Mogul hospitality Partners - Coleman LLC
SALE PRICE / *LISTING PRICE*		$9,925,000	$5,340,000	$9,800,000	$6,400,000	$4,450,000	$10,100,000
PARCEL SIZE (Acres)	1.00	1.630	0.877	1.873	1.130	0.970	1.658
PARCEL SIZE (SF)	43,560	71,003	38,211	81,588	49,223	42,240	72,204
SALES PRICE/SQUARE FOOT		**$139.78**	**$139.75**	**$120.12**	**$130.02**	**$105.35**	**$139.88**
DOCUMENT NUMBER		24595053	24569843	24339364	24998730	25091522	25294738, 25294739
EXPOSURE TIME		2 Months	Off Market (6 Months in 2019)	Unknown	2 Months	1 Month	1,177 Days
TRANSACTIONAL ADJUSTMENTS							
REAL PROP. RIGHTS CONVEYED	Fee Simple	F. Simple (Short-term Leases)	F. Simple (Short-term Leases)	Fee Simple	Fee Simple	Fee Simple	Fee Simple
FINANCING TERMS $		All Cash	All Cash	Construction Loan	All Cash	Conventional	Conventional
CONDITIONS OF SALE		Arm's-Length/Improved	Arm's-Length/Improved	Arm's Length	Arm's-Length/Improved	Arm's-Length/Improved	Arm's-Length/Improved
ADJUSTMENT		-15.0%	-11.0%	0.0%	0.0%	0.0%	0.0%
EXPENDITURES AFTER PURCHASE		None	None	None	Demolition Offset by Income	Demolition Offset by Income	Demolition Offset by Income
ADJUSTMENT		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
CONTRACT DATE / MKT CONDITIONS	December 31, 2022	July 2020	June 2020	Est. September 2019	March 2021	August 2021	Est. July 2020
RECORDING DATE		August 31, 2020	August 10, 2020	November 22, 2019	June 17, 2021	September 08, 2021	May 03, 2022
MONTHS FROM END 1Q-20 THROUGH 4Q-21		17	18	15	9	3	17
Adjustment rate per month	-0.75%	-12.75%	-13.50%	-11.25%	-6.75%	-2.25%	-12.75%
MONTHS FROM START 1Q-2022 THROUGH 4Q-2022		12	12	12	12	12	12
ADJUSTMENT @ % PER MONTH	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
ADJ. PRICE/SF WITH TRANS. ADJ.		**$103.67**	**$107.59**	**$106.60**	**$121.24**	**$102.98**	**$122.05**
LOCATIONAL ADJUSTMENTS							
EXPOSURE	Average	Superior/Corner	Similar	Corner/Inferior Traffic	Similar	Similar	Superior/Corner
APPEAL/SITE INFLUENCES/ACCESS	Average	Similar	Similar	Superior/Access	Similar	Similar	Similar
ZIP CODE	95050	95051	95051	95110	94087	94085	95050
LOCATIONAL COMPARISON		Superior	Similar	Similar	Similar	Similar	Similar
PHYSICAL & USE/ZONING ADJUSTMENTS							
PARCEL SIZE (Acres)	1.000	1.630	0.877	1.873	1.130	0.970	1.658
UTILITY	Average	Similar	Similar	Similar	Similar	Similar	Similar
OFF-SITE IMPROVEMENTS	Finished Lot	Similar	Similar	Similar	Similar	Similar	Similar
ZONING/GENERAL PLAN	CT / Regional Commercial	CT / Community Mixed-Use	CT / Community Mixed-Use	A(PD)/ Combined Ind/Comm.	O/PD / Commercial	MS / Industrial	ML - Light Industrial / Regional Commercial
PROPOSED USE(S)	Commercial	Retail in Near-Term	Retail in Near-Term	Hotel/Entitled	Office or Preschool	Hotel	Hotel/Pending Review
PHYSICAL & USE/ZONING COMPARISON		Superior	Sl Superior	Superior	Superior	Superior	Superior
SUBJECT SHOULD SELL FOR:		**Less**	**Sl Less**	**Less**	**Less**	**Less**	**Less**

Adjustment Process

The adjustment methodology was similar as above for the residential land sales.

Transactional adjustments were warranted. As described above, due to a lack of commercial land sales, some improved sales were utilized for which the improvements contributed little to the overall selling price. Comparables C-1, C-2, C-4, C-5, and C-6 were improved at the time of sale. A listing at 160 Saratoga Avenue in Santa Clara (not included in the sales grid) was previously improved with a 15,814 sq.ft. office building that was completely destroyed by fire prior to the listing. The 1.21 acre site is currently reported to be vacant. This property was reportedly listed at $8,900,000 ($168.86/sq.ft. of land area unadjusted) and went into escrow in February of 2023 at an undisclosed price.

Comparable C-1 was marketed as a development site; the eventual buyer planned to continue the retail uses. Based on a discussion with the listing broker, our observations, and the age and condition of these improvements, which comprised about 25,150 SF, the contributory value was estimated at about $60 per square foot of building area, or about 15% of the selling price as shown on the adjustment grid. This is shown as a downward adjustment.

Similarly, the sale of Comparable C-2 included about 7,800 square feet of improvements dating from the late 1950s; which contributed to the overall selling prices. Based on our observations and discussions with the broker, the contributory value for the building was estimated at about $75 per square foot of building area, or about 11% and 16%, respectively of the selling prices as shown on the adjustment grid. These are shown as downward adjustments.

Comparable C-4 included a 6,295 square foot restaurant building originally constructed in 1972. This site was being sold for land value and the restaurant was leased month-to-month. We concluded that the cost of demolition would be offset by rental income.

Comparable C-5 included a 5,515 square foot restaurant building. The building was vacant at the time of sale, but could have been leased on a month-to-month basis. We concluded that the cost of demolition would be offset by rental income.

Comparable C-6 included two restaurant buildings and one R&D buildings. The buildings were vacant at the time of the close of escrow, but could have been leased on a month-to-month basis. Based on our observation, we concluded that the cost of demolition would be offset by rental income. The new proposed development (currently pending review) will be a six-story hotel with 396 guest rooms, dining, and event space (totaling 204,444 square feet).

Market conditions adjustments were applied from the contract date through the date of opinion using the degree of adjustment(s) discussed in the Market Conditions section.

Locational adjustments were broken into elements that reflect the hypothetical property's identity to potential tenants, buyers, or occupants (exposure, visibility), access (to freeways and amenities), and overall desirability of the location based on neighborhood factors such as age and condition of nearby properties, proximity to enhancing or detrimental factors, or an identifiable valuation element relating to address (locational appeal). Locational adjustments were warranted as summarized on the grid. Note that Comparable C-3 does not face Coleman Avenue, a major arterial, despite its Coleman Avenue address.

Physical and Use/Zoning adjustments were considered for size, utility, off-site improvements, zoning/General Plan, and planning/entitlement status. Within the range of the comparables, larger Comparables C-1 and C-3 warranted upward adjustment. Among the differences in land use ordinances, those of Comparables C-1 and C-2 were more favorable, rating superior and warranted a downward adjustment. Comparable C-3 sold entitled for a hotel development and warranted a downward adjustment for this element of comparison.

Conclusion

Bracketed by the comparables, we concluded to the following for commercial land in zip code 95050:

Unit $/SF	x	Land Area (SF)	=	Indicated Value
$95		43,560		$4,138,000

Estimated Market Value of a 1-Acre Commercial Lot in Zip Code 95050: $4,138,000

Industrial Land Value

We searched the same databases listed above and reviewed other data discovered by talking to brokers, agents, property owners, and market participants from within the industrial market. We searched for recent sales of competing industrial properties throughout Santa Clara and nearby cities with similar industrial markets. We also searched for recent improved sales with improvements that were nearing the end of their economic lives or that contributed little to the overall sale price. Those we found most comparable are displayed on the following grid. A map showing the location of these comparables is displayed in the Addenda.

INDUSTRIAL LAND COMPARABLE SALES						
ELEMENT OF ADJUSTMENT	**SUBJECT**	**COMPARABLE I-1**	**COMPARABLE I-2**	**COMPARABLE I-3**	**COMPARABLE I-4**	**COMPARABLE I-5**
ADDRESS	Average Street Santa Clara	2225 Martin Ave Santa Clara	2175 Martin Ave Santa Clara	1535 & 1575 Industrial Ave San Jose	365 Reed St Santa Clara	980 Martin Avenue Santa Clara
APN		224-10-119	224-10-115	237-30-020 & 025	230-47-105	224-62-010
SELLER		Project 38 LLC	LVP Martin Ave Assoc LLC	Frank J. & Leslie A. Mangione	Reed Street Associates	980 Martin Avenue LLC
BUYER		2225 Martin Property LLC	2175 Martin Property LLC	LBA RVI Company XLIV LLC	Prosperous Corgi Holdings 1 LLC	Mark & Kelly Verni LLC
SALE PRICE		$28,250,000	$13,900,000	$12,800,000	$5,358,000	$2,200,000
DOCUMENT NUMBER		25195861	25020411	24902328	24721853	24381016
BONDS ASSUMED / SF		$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL COST TO BUYER / SF		**$157.03**	**$189.94**	**$81.17**	**$104.70**	**$108.37**
TRANSACTIONAL ADJUSTMENTS						
REAL PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
ADJUSTMENT		0.00%	0.00%	0.00%	0.00%	0.00%
FINANCING TERMS		Conventional	All Cash	Conventional	All Cash	Conventional
ADJUSTMENT		0.00%	0.00%	0.00%	0.00%	0.00%
CONDITIONS OF SALE		Arm's-Length	Arm's-Length	Arm's-Length	Arm's-Length	Purchase by Tenant
ADJUSTMENT		0.00%	0.00%	0.00%	0.00%	-10.00%
ADDITIONAL COSTS TO BUYER		Demolition Offset	Demolition Offset	Demolition Offset	None	None
ADJUSTMENT		0.00%	0.00%	0.00%	0.00%	0.00%
CONTRIBUTORY VALUE OF IMPROVEMENTS		None	None	None	Yes/24,145 SF	Yes/4,000 SF
ADJUSTMENT		0.00%	0.00%	0.00%	-22.53%	-13.64%
CLOSE OF ESCROW		12/15/2021	7/7/2021	4/1/2021	11/24/2020	1/15/2020
TIME OF SALE / MARKET CONDITION	December 31, 2022	ND	June 2021	September 2020	September 2020	November 2019
MO'S FROM SALE THROUGH Dec. 31, 2020		0	0	3	3	13
ADJUSTMENT @ % PER MONTH	0.75%	0.00%	0.00%	2.25%	2.25%	9.75%
MONTHS FROM START 1Q-2021 THROUGH 4Q-2021		0	6	12	12	12
ADJUSTMENT @ % PER MONTH	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
MONTHS FROM START 1Q-2022 THROUGH 4Q-2022		12	12	12	12	12
ADJUSTMENT @ % PER MONTH	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
ADJUSTED PRICE / SF		**$157.03**	**$189.94**	**$83.00**	**$82.94**	**$92.45**
LOCATIONAL ADJUSTMENTS						
EXPOSURE/VISIBILITY	Average	Similar	Similar	Sup/Fwy	Similar	Similar
ACCESS	Average	Similar	Similar	Similar	Similar	Similar
NEIGHBORHOOD APPEAL	Average	Similar	Similar	Inferior	Similar	Similar
ZIP CODE	95050	95050	95050	95112	95050	95050
OVERALL LOCATIONAL RATING		Similar	Similar	Inferior	Similar	Similar
PHYSICAL & USE/ZONING ADJUSTMENTS						
PARCEL SIZE (ACRES)	1.00	4.13	1.68	3.62	1.17	0.47
PARCEL SIZE (SF)	43,560	179,903	73,181	157,687	51,174	20,300
UTILITY	Average	Similar	Similar	Similar	Similar	Similar
OFF-SITES	Finished Lot	Similar	Similar	Similar	Similar	Similar
INTENDED USE		Industrial	Industrial	Industrial	Industrial	Contractor Yard
ZONING	Heavy Industrial	Light Industrial	Light Industrial	Heavy Industrial	Light Industrial	Heavy Industrial
GENERAL PLAN	Light Industrial	Low Intensity Office/R&D	Low Intensity Office/R&D	Heavy Industrial	Light Industrial	Heavy Industrial
OVERALL PHYSICAL & USE/ZONING RATING		Similar	Superior	Inferior	Inferior	Inferior
OVERALL RATING-SUBJECT SHOULD SELL FOR		**SIMILAR**	**LESS**	**MORE**	**MORE**	**MORE**

Adjustment Process

Adjustments were considered for and applied in a similar manner as above for the commercial sales. Because there are few industrial land sales in this market, we used two sales that were improved with buildings that contributed value to the selling price: Comparables I-4 and I-5. To estimate the residual land value of these transactions, we estimated and deducted the contributory value of the building improvements based on our observations, feedback from the verifying broker(s), and the adjustment that was a good fit for the data. Additionally, most of the recent industrial land transactions we uncovered were intended for data center (see Industrial Land Comparables I-1 and I-2). A transaction at 2315 Mission College Boulevard in Santa Clara (not included in the sales grid) is also a data center land sale that was reported to have been purchased by Amazon Data Services Inc. The 7.04 acre site reportedly sold for $51,817,500 or $168.97sq.ft. of land area (unadjusted), which is high and out of the pattern. This sale could not be fully confirmed but was reported to have closed escrow on January 4, 2022.

Comparable I-5 was purchased by the tenant and based on the data, a downward adjustment was warranted for buyer motivation. After making all other adjustments first, a downward adjustment was warranted for motivation on the part of the buyer.

Market conditions adjustments were applied at the rate concluded to in the Market Conditions section. As stated in the preceding material, industrial property in the City of Santa Clara (and Silicon Valley in general) continues to be in demand, supported by rising asking rental rates, generally stable vacancy rates, and the opinions of market participants.

Like the commercial sales grid, locational adjustments were considered for exposure, visibility, access (to freeways and amenities), and overall desirability of the location, including zip code. Sale I-3 was adjusted downward for its inferior San Jose location. Locational adjustments are warranted as summarized on the grid.

Physical and use/zoning adjustments were considered for size, utility, intended use, zoning, general plan land use designation, and off-site improvements. Both I-1 and I-2 were purchased by Prime Data Centers. For I-1 the buyer plans to develop a 207,000 square foot data center with a 32MW capacity. For I-2 the buyer plans to develop a three story 80,000 square foot data center with a reported 9MW capacity. The selling agent reported that the property sold entitled and has a “will serve letter’ from Silicon Valley Power. These sales were adjusted downward for the entitlements. Within the range of the comparables, only Comparable I-5 rated superior for its smaller site size, warranting a downward adjustment. Any other warranted adjustments are summarized on the grid.

Conclusion

Following the adjustments discussed above and considering the overall rating comparison for each comparable, the unit values of the most recent comparables suggested a land value in the $130 per square foot range.

We concluded to the following for industrial land in the 95050 zip code:

Unit $/SF	x	Land Area (SF)	=	Indicated Value
$130		43,560		$5,662,800

Estimated Market Value of a 1-Acre Industrial Lot in Zip Code 95050: $5,662,800

Average Value Estimate in 95050 Zip Code

The average value was estimated by applying a weighted average based on the land area of the total sales in Santa Clara in 2022 by property type. The information was obtained from Old Republic Title Company (ORTC). *It was an extraordinary assumption of this appraisal that the land areas provided by Old Republic Title Company were accurate.*

ORTC reported a total of 1,064 sale transactions in Santa Clara in calendar year 2022. These included 27 commercial sales, 22 industrial sales, 516 residential single-family sales, 30 2-4 residential unit sales, 9 vacant sales, and 460 medium to high-density residential sales which comprised residential unit sales greater than 5 units, condominiums, and townhomes. This compares to 1,442 total transactions reported in 2021 by ORTC.

Residential transactions included single family, townhomes, and condominiums, 2 to 4 unit, and residential units greater than 5 units. Of the total residential sales, and similar to the 2016, 2017, 2020, and 2021 data, 2022 single family transactions comprised the most land area, as shown in the next table. In 2019, commercial and industrial sales comprised about half of the total land area in the city by area. In 2020, 2021 and 2022, a greater percentage of land area sold in the city was residential. Due to declining median residential selling price in 2022, residential unit values were lower compared to 2021. Industrial and commercial land values were unchanged in 2022. The combination of recent Federal Reserve interest rate increases, expected slower economic growth and an increased possibility of a near-term recession has impacted the market. All these factors resulted in lower 2022 values for the hypothetical one-acre lots. This is congruent with overall market trends over the last year.

The total number of land square feet (SF) sales (broken out by property type) is reflected in the next table:

2022 City of Santa Clara Sales		
Sale Type	**Land SF**	**Total Percent**
Commercial	844,663	13.02%
Industrial	911,037	14.04%
Very Low Density Residential	3,427,343	52.83%
Low Density Residential	223,257	3.44%
Medium to High Density Residential	1,081,815	16.67%
Total	**6,488,115**	**100.00%**

Source: Old Republic Title Company

Old Republic Title Company provided the data depicted in the preceding 2022 City of Santa Clara Sales table, segregated by property type. The single-family sales were grouped into very low density, 2-4 residential sales were grouped into low-density, the townhome and condominium data were grouped into the medium to high-density residential, retail and office was grouped into commercial, and industrial, R&D, and manufacturing was designated industrial. As shown in the table, within the city limits of Santa Clara, commercial/industrial sales accounted for about 27.06% of the total while residential sales accounted for about 72.94% of the total.

Conclusion

The Total Percent in the previous table was applied to the appropriate categories for each property type. Since the data provided by the title company did not segregate medium and high-density residential, we split the total percentage evenly between the two densities (16.67% /2 = 8.335% to each). As shown in the next table, the appropriate weighted values are summed to produce the average value of a hypothetical 1-acre lot in the 95050 zip code:

2022 VALUES FOR 95050 ZIP CODE SUMMARY						
Land Use	**Price per SF**	**Price per Acre**	**x**	**Weighted Average**	**=**	**Weighted Value**
Very Low Density Residential	$115.00	$5,009,400	x	52.83%	=	$2,646,466
Low Density Residential	$120.00	$5,227,200	x	3.44%	=	$179,816
Medium Density Residential	$180.00	$7,840,800	x	8.335%	=	$653,531
High Density Residential	$190.00	$8,276,400	x	8.335%	=	$689,838
Commercial	$95.00	$4,138,200	x	13.02%	=	$538,794
Industrial	$130.00	$5,662,800	x	14.04%	=	$795,057
				TOTAL AVERAGE VALUE		**$5,503,502**

Average Value of a Hypothetical 1-Acre Lot in the 95050 Zip Code: $5,500,000 (Rounded)

AVERAGE VALUE ESTIMATE IN 95051 ZIP CODE

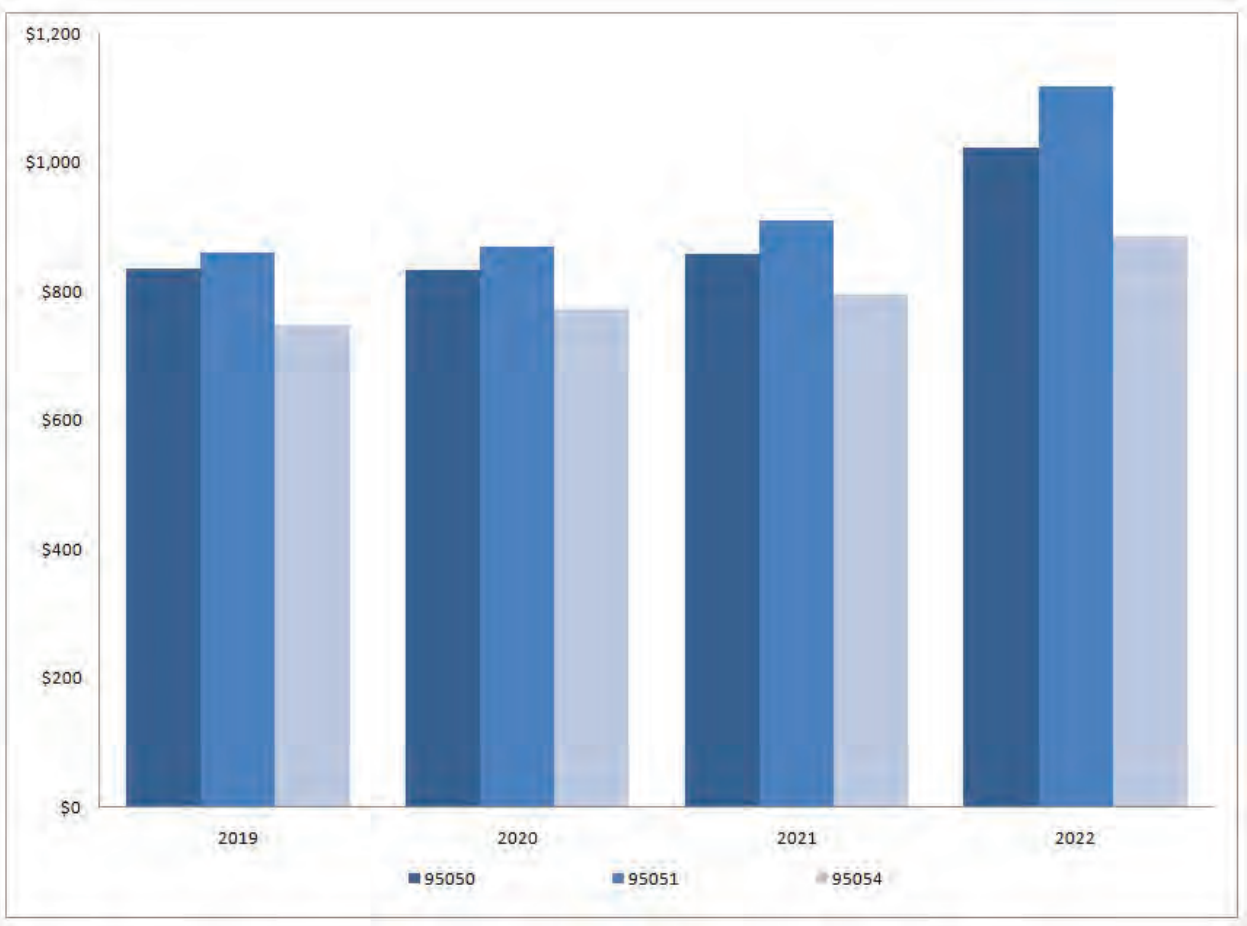
We estimated the value of 1 acre of land for zip code 95050 above. Following we apply any differences in value between the 95051and 95050 zip codes to estimate the average value of one acre of land in 95051.

Estimating Differences Between Zip Codes

Differences between the 95050 and 95051 zip code for each use was based upon market feedback and anecdotal information. We also considered differences in values/rents for the commercial and industrial uses, and compared median selling prices and rents for the residential uses.

Residential Difference

Market participants and selling prices provided support that residential prices in the 95051 zip code are generally higher compared to the 95050 zip code. Some brokers believed that the 95050 area was slightly better due to Santa Clara University and a larger upper-middle class. Others pointed to the fact that the 95051 includes an area of the city close to Apple's headquarters and also within the Cupertino Union School District, a higher rated school district, which commands residential price premiums. Several brokers reported that some of the nicest neighborhoods in the City are in and around San Tomas Expressway, which bisects 95050 and 95051. One market participant opined that the neighborhoods in 95051 were generally safer and that insurance premiums were lower rendering 95051 to be more desirable. Recent residential yearly-summary median prices/SF and Year End 2022 median prices/SF between the 95050 and 95051 zip codes, as reported by DQ News /CoreLogic and MLS Listings, indicated the following:



The chart above indicates that the median selling price/SF has historically been higher in zip code 95051, corroborating the general consensus among market participants. This data supports the opinions of market participants that 95050 rates inferior to 95051.

In the next table, based on data reported by the MLS the median price in 95051 has historically been higher than zip code 95050. In the most recent year the 2022 median price for 95051 was about 10% higher than 95050. However, unlike DQ News/CoreLogic which reports all recorded sales transaction, MLS only reports listings marketed on MLS, which often does not include all new construction. This is because builders, in the current market environment, often market their product in-house without using MLS, which is probably more cost effective and garners more marketing control to the builder.

Median Sales Price						
Housing Type	**Zip Code**	**2020**	**2021**	**2022**	**% Change per Month Last 12**	**% Change per Month Last 2 Years**
SFR, Condo, & Townhouse	95050	$1,257,750	$1,350,000	$1,472,500	0.76%	0.71%
	95051	$1,390,000	$1,550,000	$1,630,000	0.43%	0.72%
	95054	$1,212,500	$1,290,000	$1,278,044	-0.08%	0.23%
Source: Local MLS						

Based on market feedback, historical norms, and giving more weight to the MLS data, supported by historic DQ News/CoreLogic data, we concluded 2022 residential prices in zip code 95051 were 10.0% higher than zip code 95050.

Commercial Difference

We discovered that commercial land values are generally similar among commercial uses located along El Camino Real and Stevens Creek Blvd. within the 95050 and 95051 zip codes, which are the primary commercial corridors in Santa Clara. CoStar reported that the 4Q 2022 average rents for retail between these zip codes were $2.42/SF/Month in 95050 vs. $3.17/SF/Month in 95051. A historic comparison of the 3-year average asking rental rate (2018-2020) among office properties as reported by CoStar was $3.70/SF/Month in 95050 vs. $3.83/SF/Month in 95051, or about 3.5% higher in 95051. Additionally, CoStar reported a lower vacancy rate in 95051 over the same period (2.14% vs. 6.00% among all office and retail). The 4Q 2022 average rents for office only between these zip codes were $4.75/SF/Month in 95050 vs. $4.08/SF/Month in 95051. The average selling price per square foot among these two zip codes was within 6% of each other over the three year period (2018-2020), $451 in 95050 vs. $478 in 95051 for both office and retail properties. Note that 95050 only had one retail sale in 4Q 2022 which was not sufficient to do a meaningful comparison. Based on market data, rental rates differences, historic selling price differences, and vacancy rate differences we concluded that commercial land values in 95051 rated 15% inferior to 95050.

Industrial Difference

Among industrial properties, much of the product in the 95051 zip code is built as, or allows for R&D and higher intensity office uses, and greater floor area ratios, rating superior to 95050. Furthermore, about 65 acres of industrial lands in the 95051 zip code, around Kifer Rd and Lawrence Expressway, are converting to residential uses, reducing the supply of industrial properties, and pushing increasing demand and value for industrial at the same time. A comparison of the average rental rate per SF, as compiled by CoStar, showed that the average rental rates were equal in 95051 during 2022 ($2.33/SF in 95050 vs. $2.33/SF in 95051). 2022 average selling prices were relatively similar ($490 in 95050 vs. $438 in 95051), these numbers represent a difference of approximately 10%. After consideration for differences in asking rents,

sale prices, and the opinions of the market, we concluded that industrial land prices rated about equal the 95054 zip code compared to 95050. A discussion with a local industrial broker felt that all areas of the city were generally comparable. After consideration for differences in asking rents, sale prices, and the opinions of the market, we concluded that industrial land prices rated about equal in 95051 compared to 95050.

Conclusion of Value in 95051 Zip Code

Based on the above, we concluded residential uses in zip code 95051 rated 10.0% superior, while commercial values rated 15% inferior, and industrial values rated similar. In the next table, the adjusted price per acre for each land use in the 95051 zip code was adjusted and the appropriate weighted values are summed to produce the average value of a hypothetical 1-acre lot in the 95051 zip code:

95051 ZIP CODE LAND USE VALUES & AVERAGE 2022 VALUE PER ACRE					
Land Use	**95050 Average Price/Acre Weighted**	**x**	**Adjustment Factor**	**=**	**95051 Average Price per Acre**
Very Low Density Residential	$2,646,466	x	110.0%	=	$2,911,113
Low Density Residential	$179,816	x	110.0%	=	$197,798
Medium Density Residential	$653,531	x	110.0%	=	$718,884
High Density Residential	$689,838	x	110.0%	=	$758,822
Commercial	$538,794	x	85.0%	=	$457,975
Industrial	$795,057	x	100.0%	=	$795,057
	TOTAL AVERAGE VALUE PER ACRE				**$5,839,649**

Average Value of Hypothetical 1-Acre Lot in the 95051 Zip Code: $5,840,000 (Rounded)

AVERAGE VALUE ESTIMATE IN 95054 ZIP CODE

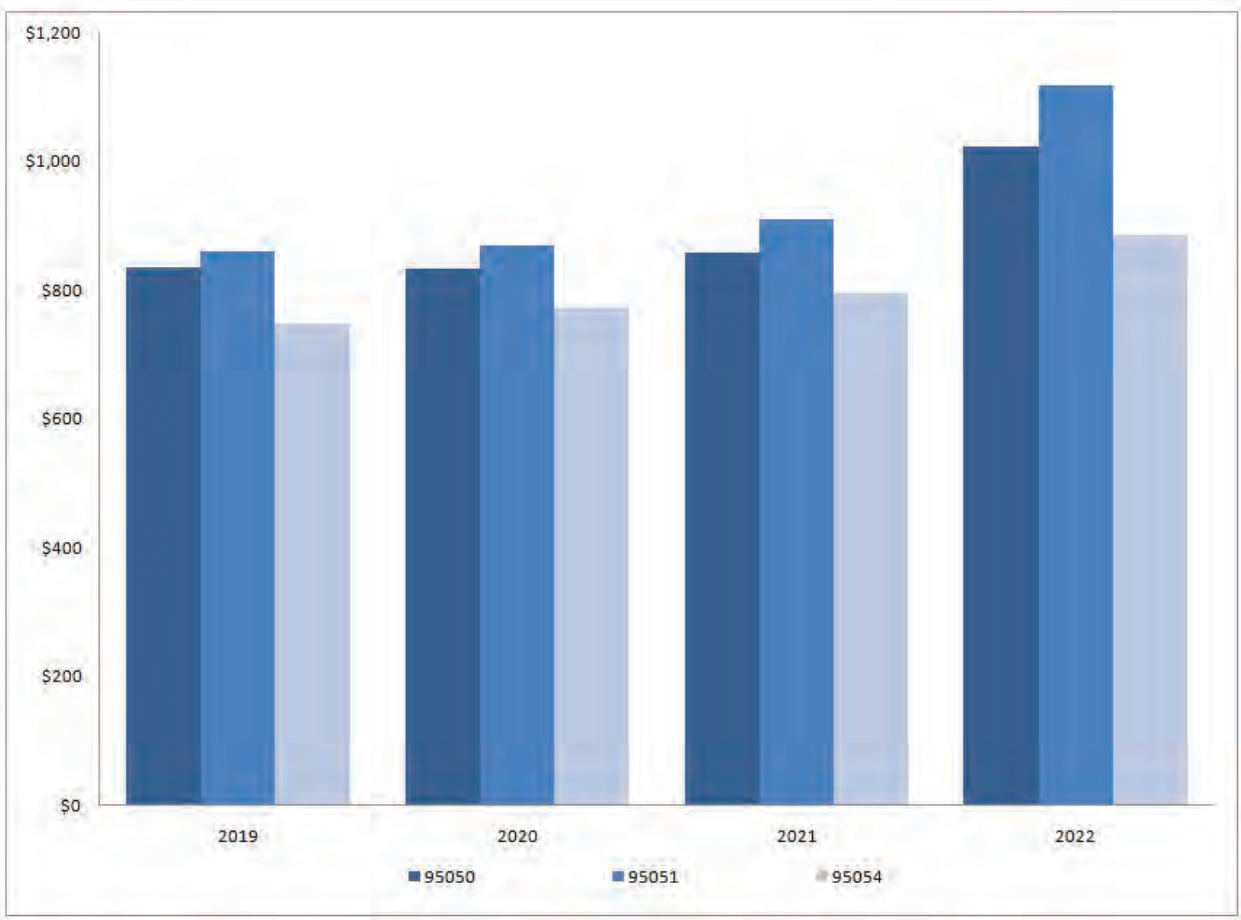
We utilize the same weighted land values from zip code 95050 and apply any differences in value between the 95054 and 95050 zip codes.

Estimating Differences Between Zip Codes

For 95054 value conclusions, we applied the same methodology used above to estimate the value differences between the 95050 and 95051 zip codes.

Residential Difference

Median and average selling prices provided support that the residential prices in the 95054 zip code were generally similar or a little inferior when compared to the 95050 zip code. Brokers active in the market reported a range of opinions, that generally these two zip codes are not much different, but that 95054 tends to rate a little inferior. The 95054 zip code is affected by airport noise and has a higher concentration of higher-density housing units; there is less single-family selection and therefore fewer traditional residential neighborhoods with detached units. Recent yearly-summary median prices/SF for the 95050 and 95054 zip codes, as reported by DQ News /CoreLogic and MLS Listings, indicated the following:



The median selling prices/SF has been historically higher in the 95050 zip code. The historic DQ News/CoreLogic data indicated that the aggregate median price in 95054 was 5.0% *lower* in 2019 and about 2.1% *lower* in 2020. In 2021 the difference was about 2.7% *lower*. In 2022 the difference was about 15% *lower*. This data supports the opinions of market participants that 95054 generally rates inferior to 95050. As previously discussed, market data derived from the local MLS shows that residential prices were trending upward in 2020, 2021 and the first half of

2022. However, prices for single family homes were generally trending downwards in the last half of 2022. In addition, the median days to sell increased in the last half of 2022. This resulted in an aggregate median price in 95054 of about 15% *lower in 2022*.

The next table is the same MLS data displayed above.

Median Sales Price						
Housing Type	**Zip Code**	**2020**	**2021**	**2022**	**% Change per Month Last 12**	**% Change per Month Last 2 Years**
SFR, Condo, & Townhouse	95050	$1,257,750	$1,350,000	$1,472,500	0.76%	0.71%
	95051	$1,390,000	$1,550,000	$1,630,000	0.43%	0.72%
	95054	$1,212,500	$1,290,000	$1,278,044	-0.08%	0.23%
Source: Local MLS						

Based on market data, historical norms, the opinions of market participants, and giving more weight to the historical norms, supported by historic DQ News/CoreLogic data (which includes new and resale residential construction), we concluded that residential land prices in zip code 95054 were historically lower than zip code 95050, on the order of 5%.

Commercial Difference

Most of the new commercial planned or proposed for the 95054 zip code comprises office and hotel uses, however, there are several mixed-use projects in process, notably Related Santa Clara. This area of Silicon Valley includes the Golden Triangle and has historically supported higher intensity uses and properties offering freeway visibility (U.S. 101 and CA-237). The addition of Levi's Stadium and the draw of Great America theme park and the Santa Clara Convention Center create additional synergies for this zip code. The greatest concentration of Class A office is located within this zip code and more is planned. As noted above, there are several mixed-use projects in process, which if built-out, will add both retail and new residential customers.

A comparison of the historic 3-year average rental rate (2018-2020) compiled by CoStar, revealed that the average rents between these zip codes was slightly lower in 95054, $4.33/SF vs. $4.53/SF in 95050, a difference of about 4.4% based on office and retail uses. The 4Q 2022 average rents for office only between these zip codes were lower in 95054, $4.25/SF vs. $4.75/SF in 95050. The 95050 rental rate is influenced by newer retail construction which typically commands higher rental rates. A comparison of office rents indicates that the historic 3-year average (2018-2020) of $4.35/SF/Month in 95054 is about 14.9% higher than the $3.70/SF/Month in 95050. And the average selling price per square foot in the 95054 zip code was 15.5% higher over the last three years (2018-2020) compared to 95050 ($451 in 95050 vs. $521 in 95054) for office and retail sales. Note that both 95050 and 95054 only had one retail

sale in 4Q 2022 and 95054 had zero office sales which was not sufficient to do a meaningful comparison. Based on the data, including broker estimates and rental rate differences in each zip code, and considering that there is a greater proportion of office uses compared to retail uses, we concluded that an adjustment of 10% was warranted for 95054 for higher commercial land value.

Industrial Difference

Among industrial properties, much of the product in the 95054 zip code is built as, or allows for R&D and higher intensity office uses, rating superior to 95050. This also allows for greater floor area ratios in 95054. Most market participants reported higher prices in 95054 due primarily to superior freeway access and fewer heavy-industrial uses. A comparison of the average rental rate per SF, as compiled by CoStar, showed that the average rental rates were equal in 95054 during 2022 ($2.33/SF in 95050 vs. $2.33/SF in 95054). 2022 average selling prices were similar ($490 in 95050 vs. $479 in 95054), these numbers represent a difference of approximately 2%. After consideration for differences in asking rents, sale prices, and the opinions of the market, we concluded that industrial land prices rated about equal to the 95054 zip code compared to 95050.

Conclusion of Value in 95054 Zip Code

Based on the above data and analysis, the adjusted price per acre for each land use in the 95054 zip code was adjusted and the appropriate weighted values are summed to produce the average value of a hypothetical 1-acre lot in the 95054 zip code:

95054 ZIP CODE LAND USE VALUES & AVERAGE 2022 VALUE PER ACRE					
Land Use	95050 Average Price/Acre Weighted	x	Adjustment Factor	=	95054 Average Price per Acre
Very Low Density Residential	$2,646,466	x	95.0%	=	$2,514,143
Low Density Residential	$179,816	x	95.0%	=	$170,825
High Density Residential	$653,531	x	95.0%	=	$620,854
Medium Density Residential	$689,838	x	95.0%	=	$655,346
Commercial	$538,794	x	90.0%	=	$484,915
Industrial	$795,057	x	100.0%	=	$795,057
	TOTAL AVERAGE VALUE PER ACRE				$5,241,140

Average Value of a Hypothetical 1-Acre Lot in the 95054 Zip Code: $5,240,000 (Rounded)

RECONCILIATION AND OPINION OF AVERAGE VALUES

The sales comparison approach was the appropriate value approach for each land use. Total sales statistics revealed that about 27.06% of the total sales in the city by land area were commercial and industrial transactions and the other 72.94% were residential. This represents a greater percentage of residential sales than in 2021. Because residential unit values are generally greater than commercial and industrial, this would have resulted in higher concluded values for each zip code in 2022 compared to 2021. However, as stated previously, residential selling prices declined in 2022. This resulted in lower residential unit values for 2022. Industrial and commercial land values were unchanged in 2022 compared to the preceding year. The combination of recent Federal Reserve interest rate increases, expected slower economic growth and an increased possibility of a near-term recession has impacted the market. All these factors resulted in lower 2022 values for the hypothetical one-acre lots for each zip code compared to 2021.

We concluded to the following average value for each zip code on December 31, 2022, the effective date of value opinion:

Opinion of Average Value of a 1-Acre
Lot in the 95050 Zip Code: $5,500,000 (Rounded)

(Five Million Five Hundred Thousand Dollars)

Opinion of Average Value of a 1-Acre
Lot in the 95051 Zip Code: $5,840,000 (Rounded)

(Five Million Eight Hundred Forty Thousand Dollars)

Opinion of Average Value of a 1-Acre
Lot in the 95054 Zip Code: $5,240,000 (Rounded)

(Five Million Two Hundred Forty Thousand Dollars)

ADDENDA

- Old Republic Title Company 2022 Sales data in City of Santa Clara (on file)
- City of Santa Clara Supplemental Instructions for the Appraisal of the Fair Market Value of Land
- Maps of the Sale Comparables
- Land Sale Comparable Parcel Maps
- Brokerage Reports (on file)
- Qualifications of Appraiser

City of Santa Clara
The Center of What's Possible

Attachment A
Supplemental Instructions
for the Appraisal of the Fair Market Value of Land

The following information and instructions will be used by the City when setting the land value used in the formula for determining the impact fees due in lieu of park and recreational land dedication pursuant to Santa Clara City Code 17.35. *(Approved by Santa Clara City Council—June 7, 2016)*

Background.

On July 15, 2014, Council added Chapter 17.35 "Park and Recreational Land" to the Santa Clara City Code to ensure that new residential development provides adequate community and neighborhood park land for active recreational uses and/or pays a fee in-lieu of parkland dedication to mitigate the impacts of the new growth pursuant to the California Quimby Act and/or Mitigation Fee Act.

17.35.040 Formula for calculation of fee in lieu of land dedication.

(a) When a fee is required to be paid in lieu of parkland dedication, the maximum amount of such fee shall be determined by the fair market value of the amount of land that would otherwise be required to be dedicated pursuant to SCCC 17.35.030, as set forth below. The date of valuation of the property for in-lieu fee purposes shall be the date that the City determines that the developer's application for a parcel map or tentative subdivision map, or application for projects not involving a subdivision, is complete.

(b) Fair Market Value.

(1) The City shall determine the fair market value of the property by using the average per acre land value for property in the City of Santa Clara, based upon a survey of land values and sale records in the City. The City Council shall set a minimum of three such average values, one for each of the three existing Zip Codes in the City (95050, 95051, 95054). The City Council may, at its discretion, set average values for additional subregions of the City. The City Council shall review the fair market values not less than annually and set the values in a Council resolution.

(2) If the developer objects to this determination of fair market value, the developer may elect to have the value established by appraisal. If the developer chooses this option, the developer shall deposit with the City an amount sufficient to cover the cost of an appraisal, which the City shall conduct. The appraisal shall be completed prior to approval of the tentative or parcel map or, for developments not involving a subdivision, prior to the issuance of a building permit.

(c) Based on the determination of fair market value set forth in subsection (b)(1) of this section, for each of the dwelling unit categories, the City Council shall set the amount of fees to be paid in lieu of parkland dedication in a Council resolution, which the Council shall review annually. (Ord. 1928 § 3, 7-15-14).

Guidelines for Appraiser:

a. *Appraiser is to provide a "Fair Market Value" for an average acre of land (hypothetical, rectangular, useable site) for property in each of the three existing City of Santa Clara Zip Codes 95050, 95051, 95054. The opinion will conform to Uniform Standards of Professional Appraisal Practice.*

b. **Valuation Date:** *December 31 of each year.*

c. **Location & Property Sales Data Set Boundaries**: *Data set will begin with sales data from within Santa Clara City limits.*

d. **Data Set Date Range:** *Use data from January 1st to December 31st of each year. Example: January 1, 2015 to December 31, 2015 for "December 31, 2015 Valuation Date." See contingencies below.*

e. **Property Types:** *Use all of the following property types: Single Family (low and very low density), High Density Residential, Medium Density Residential, Commercial, Industrial, Lots and Land.*

f. **Contingencies for Limited Data Set of each Property Type**: *If there are insufficient, credible data points or sales of a particular property type, then appraiser will explore and use comparable sales from the local competitive market area, adjacent to City of Santa Clara. A fixed distance from City of Santa Clara city limit is not given, however a compelling, rational basis for the selection of the competitive market area must be given by the appraiser in the report. Preference is for closer, more recent, and comparable; discretion is given to the appraiser.*

g. **Sales Transactions Data not to be used:** *Do not use transactions if they are not an arms-length transaction, have encumbered/clouded title, are environmentally impaired site, or are more than three (3) years old.*

h. **Inflation factors for Comparable between 1 and 3 years:** *An inflation factor will be computed and applied to comparable sales over one year based on reasonable and rational considerations such as sales and rental trends or other appropriate methods.*

i. **Sales Transactions Data that may be included:** *May use real estate sales transactions by the City of Santa Clara for additional neighborhood or community parkland.*

j. **Data Values excluded:** *No values or set of values at the high or low end of the data set are to be excluded from consideration in the average values on the sole basis of being relatively high or low; however, a check for consistency among comparable values will be done, and a rational basis should be provided for credible comparable transactions if not used.*

k. **Research Factors to be considered for Comparable sales:** *The factors to be used to compare property values include, but are not limited to physical factors, economic factors, market conditions verification to parcel maps, public records, CoStar data bank. Additional factors may be used provided there is a rational basis for doing so.*

l. **Reconciliation of value differences**: *The approach will be comparative, iterative, qualitative and quantitative, and will be made at the appraiser's discretion.*

m. **Weight to be applied to Property Types:** *The weighted average of each property type will be based on the percentage of land area in the sales transactions, for example, if 25% of total acreage is high density residential, then the relative weight of that property type will be 25%. (The weight will not be done by the quantity of sales of each type or the percent of value of sales of each type).*

n. **Reporting:** *A draft valuation report will be generated by March 15. City will provide for a two week circulation and comment period. The valuations included the final valuation report will be used in the calculation formula for fees prepared by staff to be reviewed by Council as part of the annual City budget process and Municipal Fee Schedule adoption by June 30. Fees will be implemented on or after July 1 depending upon Quimby Act or Mitigation Fee Act provisions of the Council resolution.*

Attachment A-Supplemental Instructions for Parkland Dedication In Lieu Fee Process and Schedule 2016

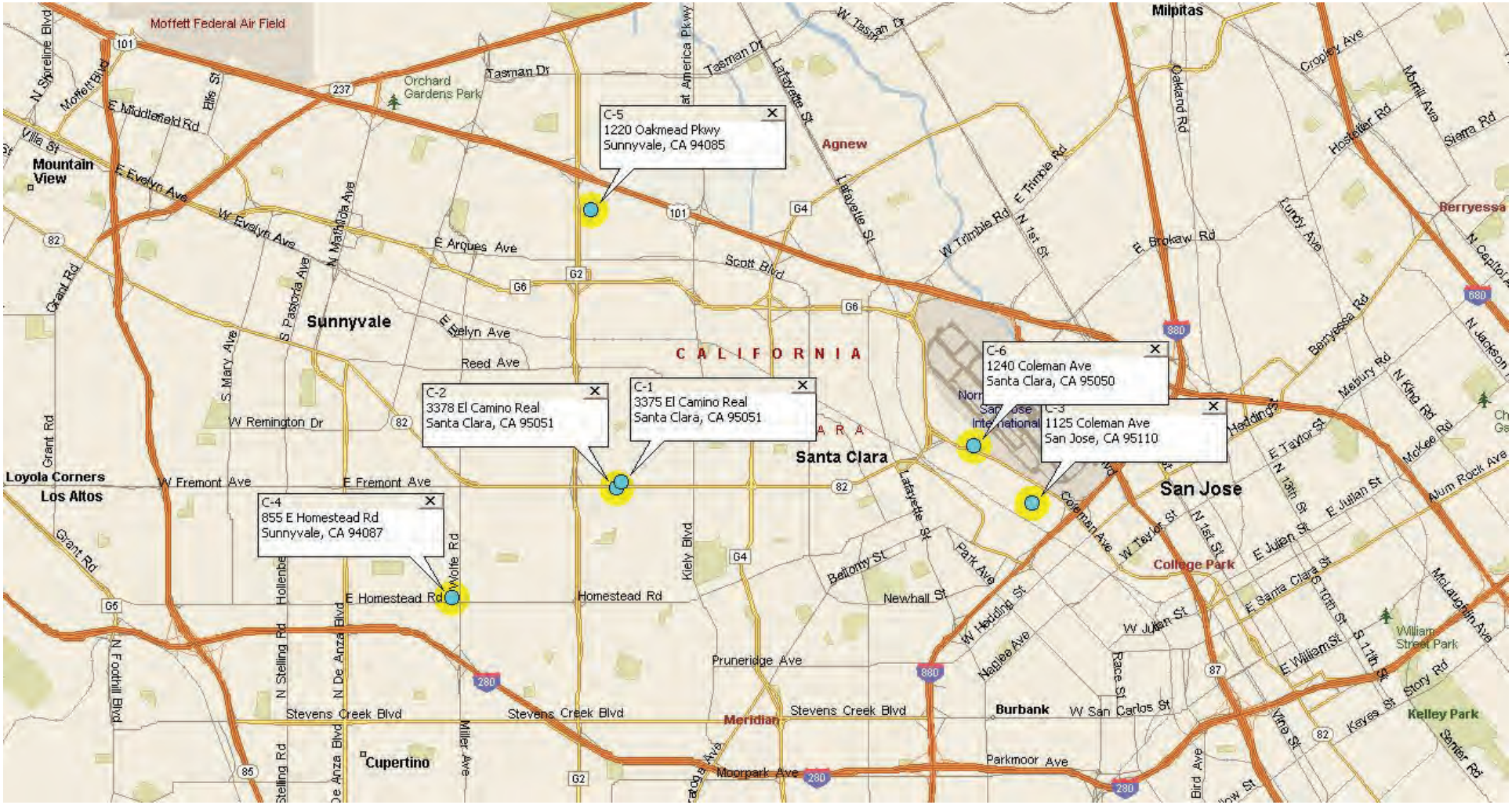
VERY LOW-DENSITY RESIDENTIAL SALE COMPARABLE LOCATION MAP



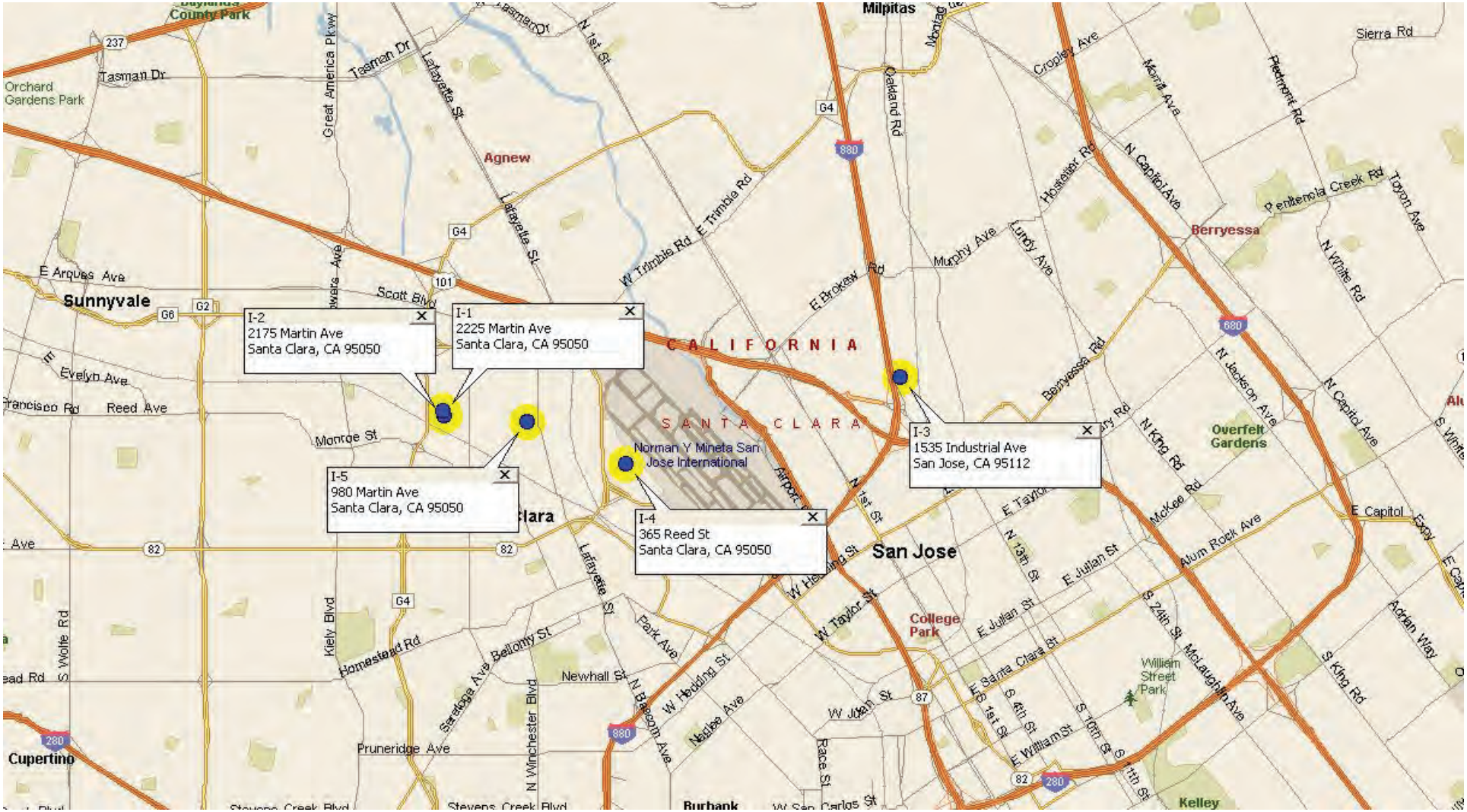
HIGH-DENSITY RESIDENTIAL SALE COMPARABLE LOCATION MAP



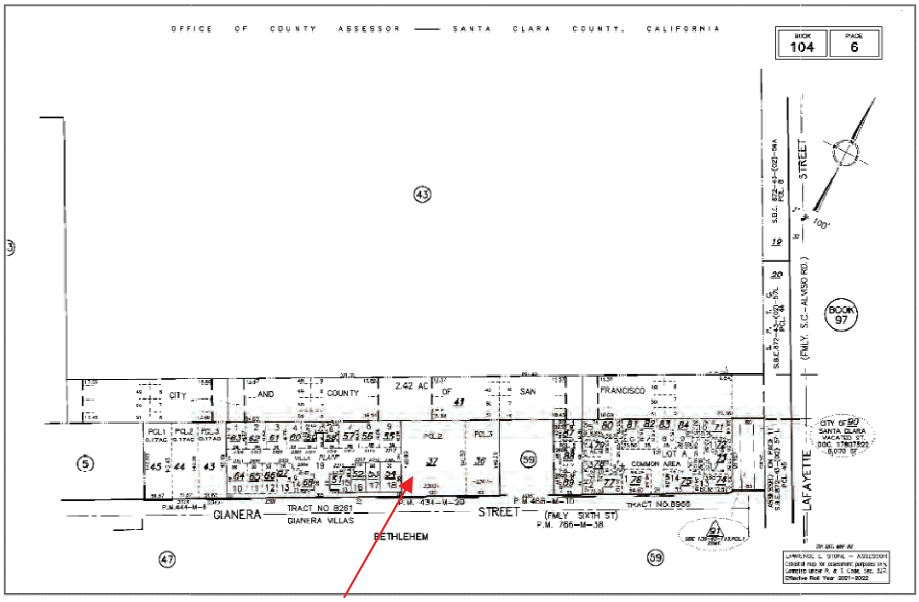
COMMERCIAL SALE COMPARABLE LOCATION MAP



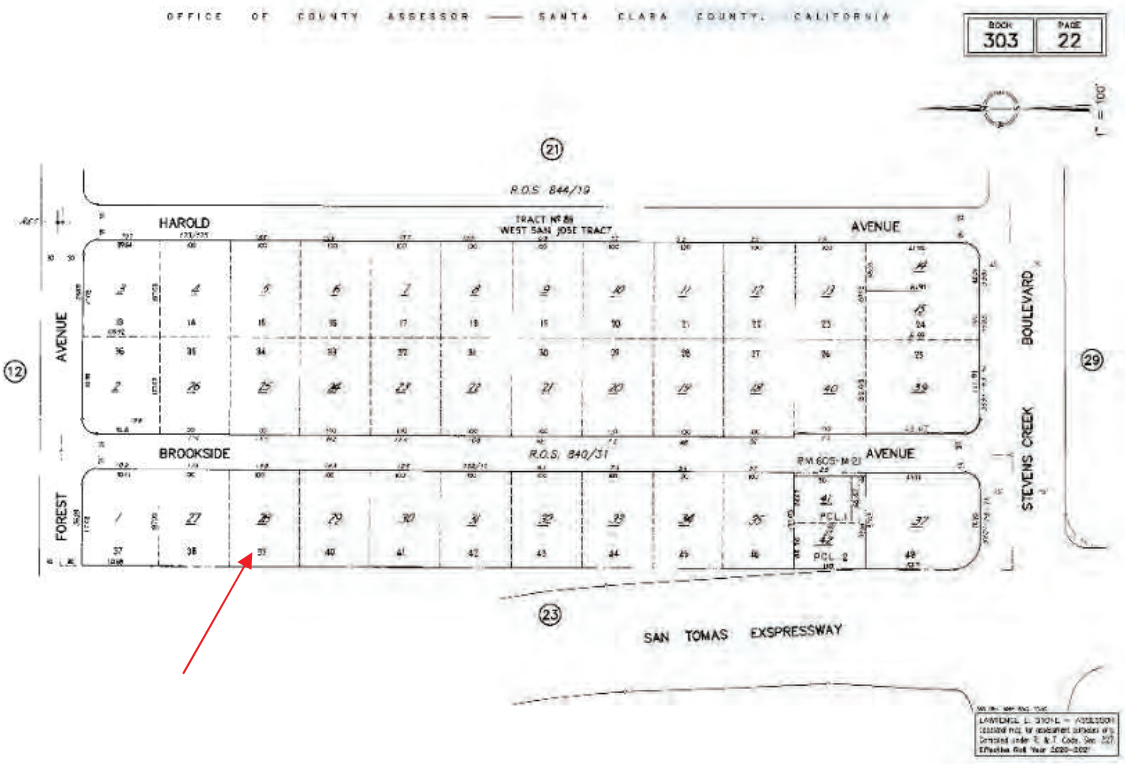
INDUSTRIAL SALE COMPARABLE LOCATION MAP



COMPARABLE LAND SALE PARCEL MAPS

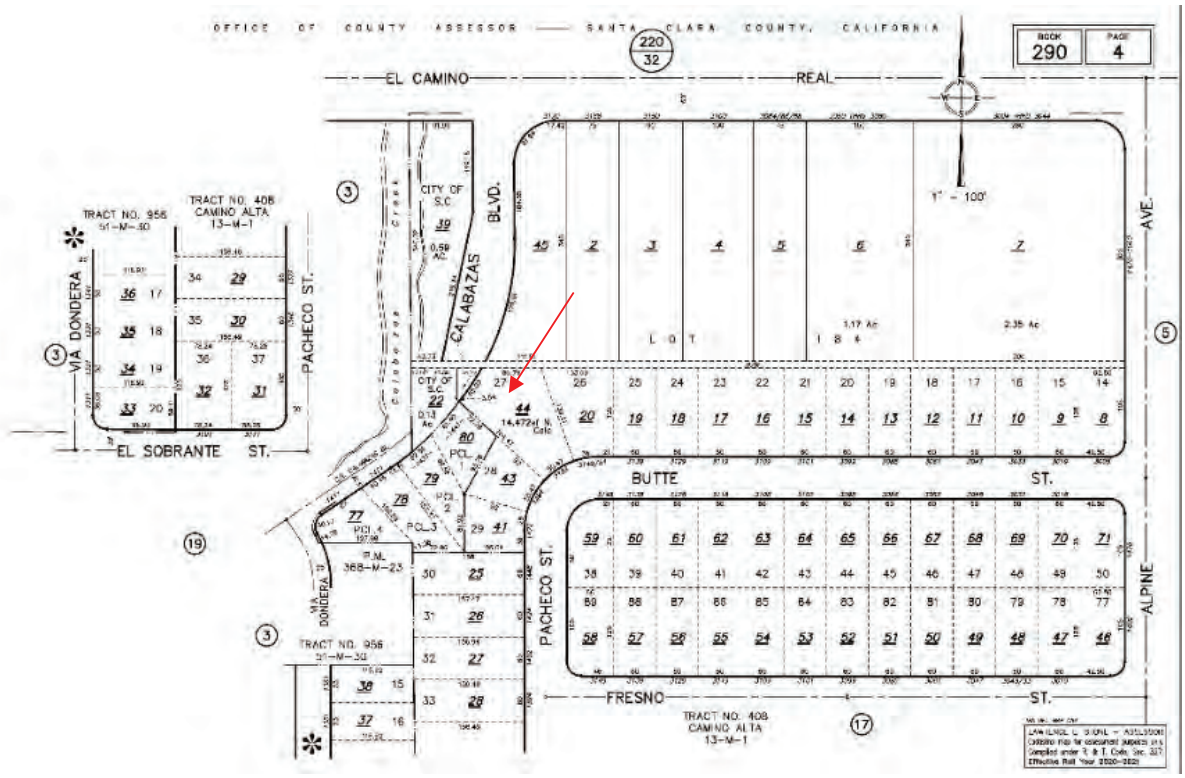


Very Low Density Land Comparable Sale VLD 1

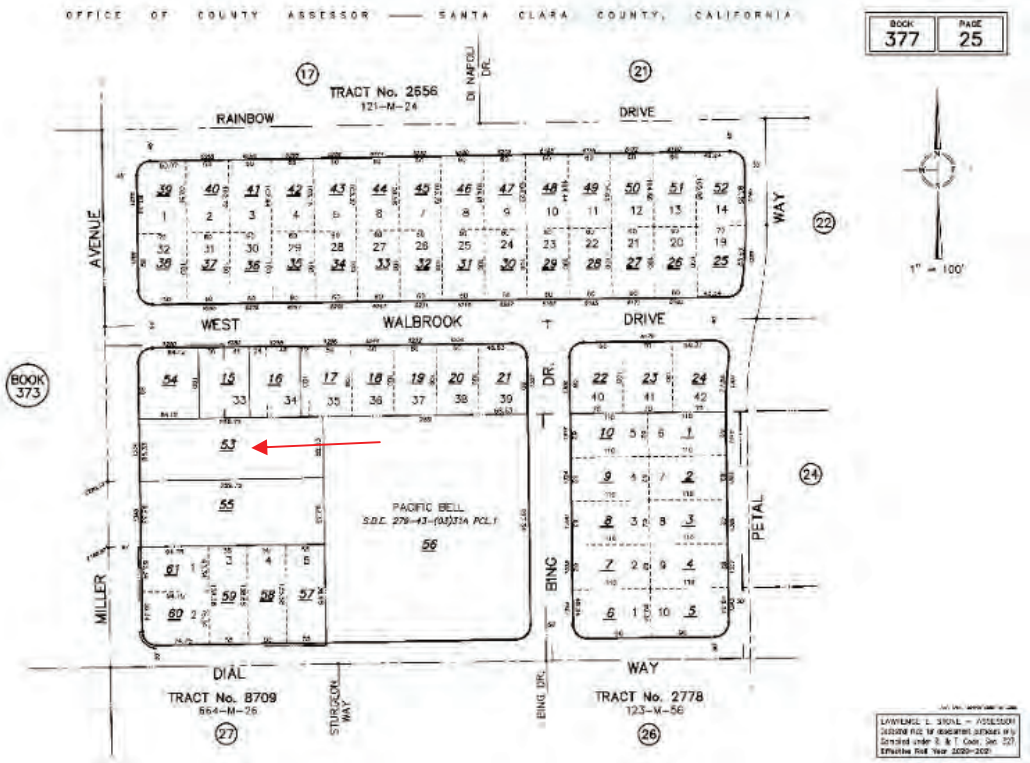


Very Low Density Land Comparable Sale VLD 2

COMPARABLE LAND SALE PARCEL MAPS

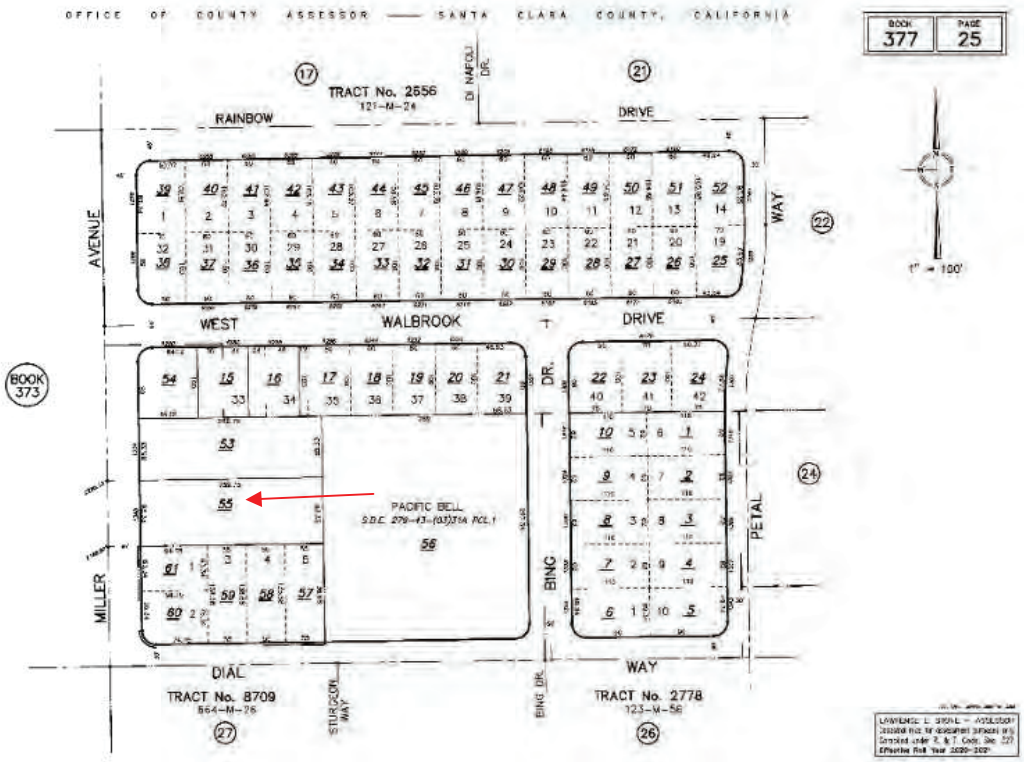


Very Low Density Land Comparable Sale VLD 3

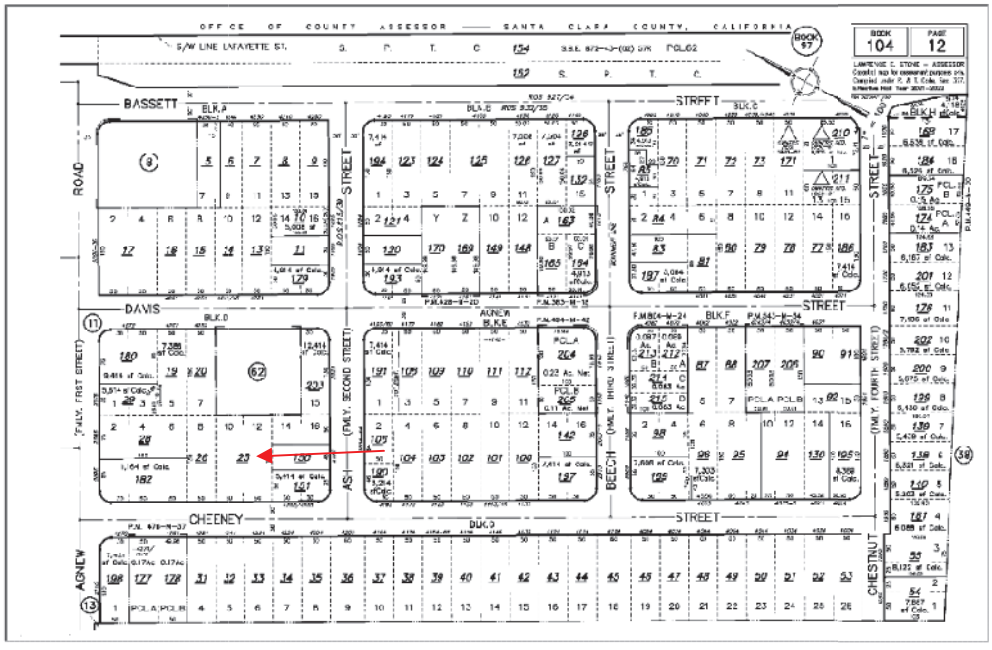


Very Low Density Land Comparable Sale VLD 4

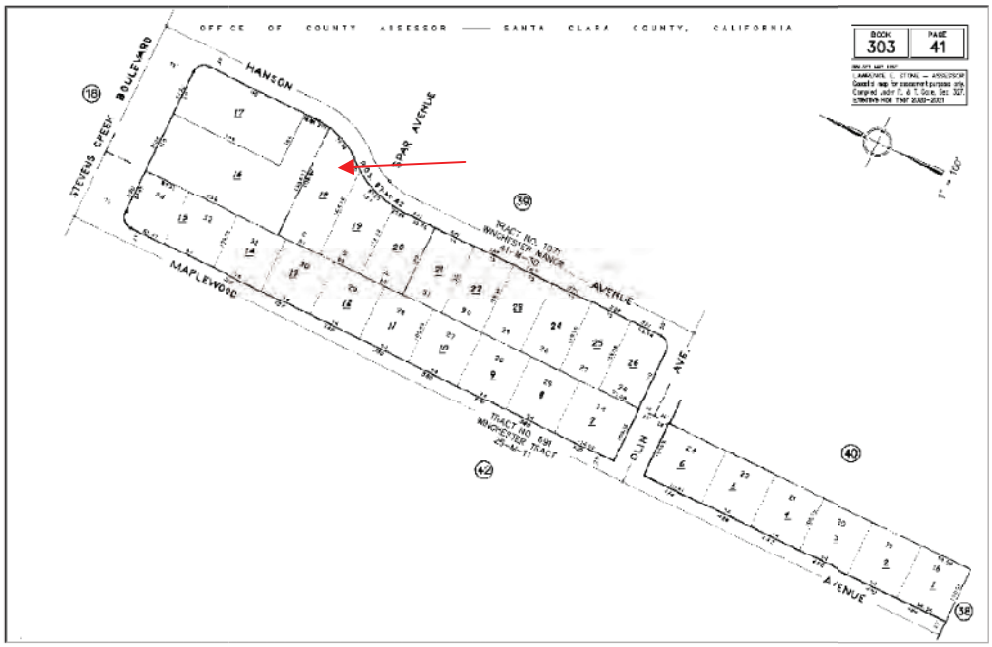
COMPARABLE LAND SALE PARCEL MAPS



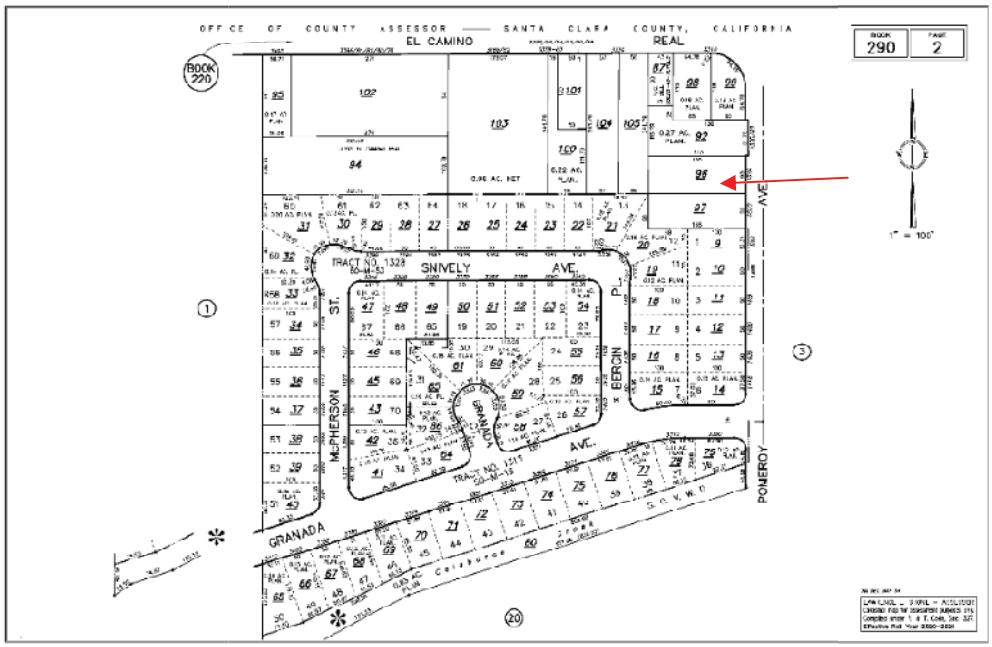
Very Low Density Land Comparable Sale VLD 5



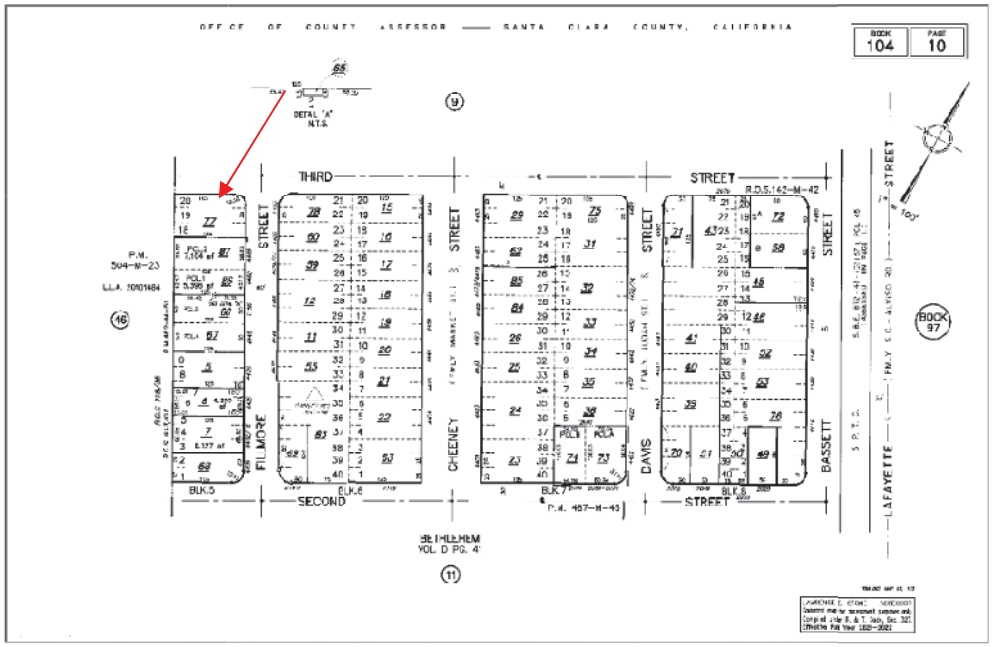
Very Low Density Land Comparable Sale VLD 6



Very Low Density Land Comparable Sale VLD 7

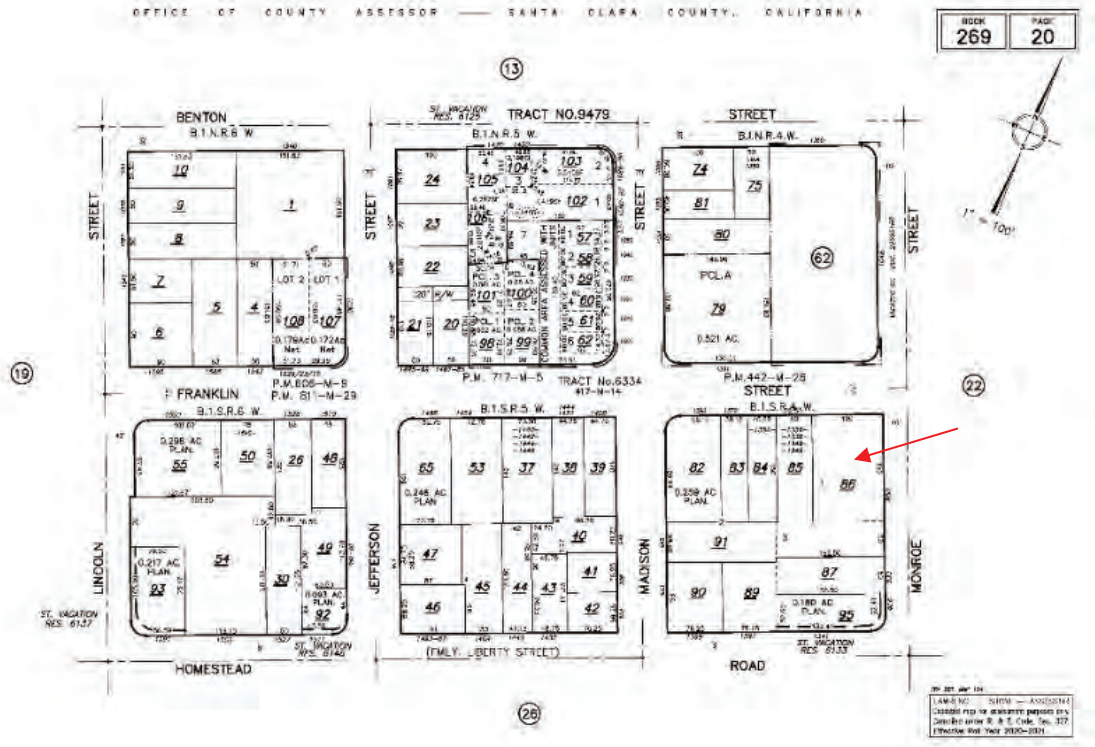


Very Low Density Land Comparable Listing 1

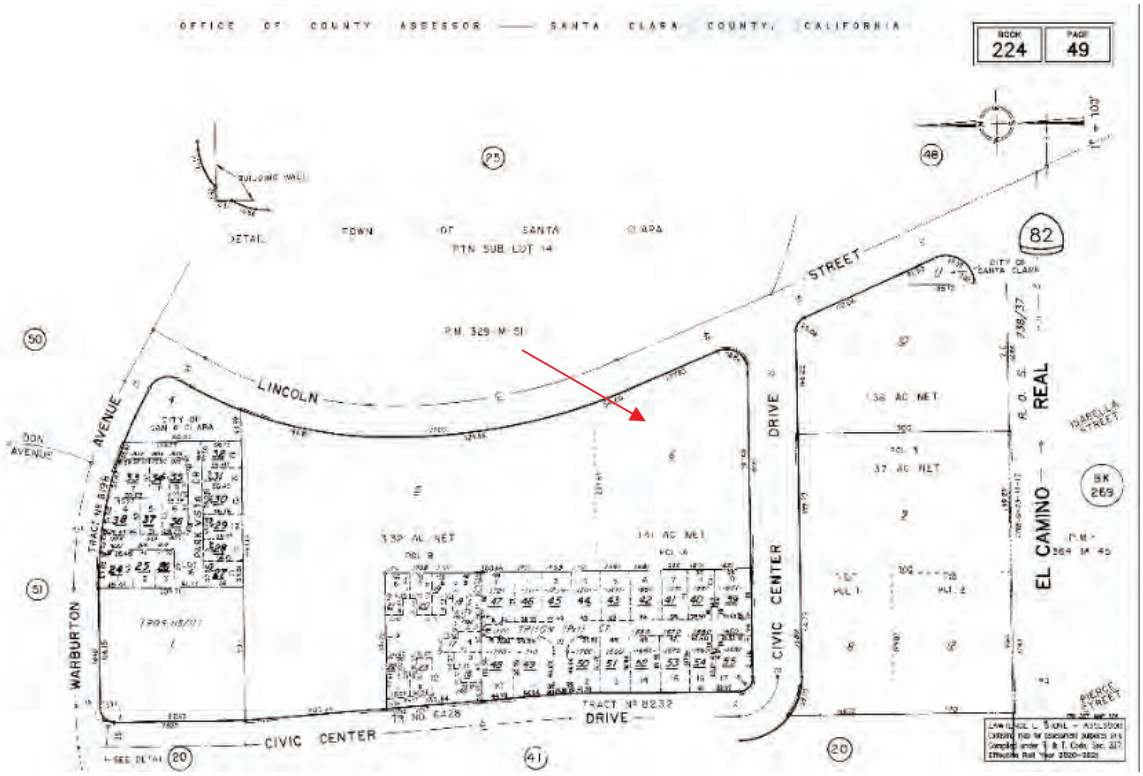


Very Low Density Land Comparable Listing 2

COMPARABLE LAND SALE PARCEL MAPS

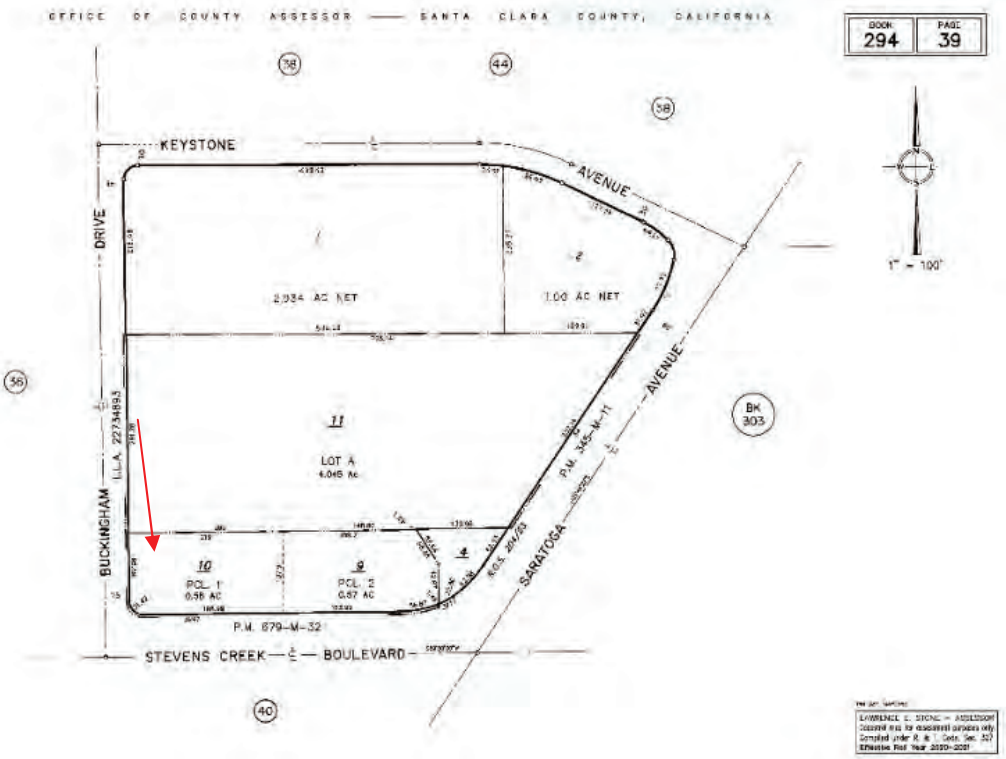


High Density Land Comparable Sale HD 1

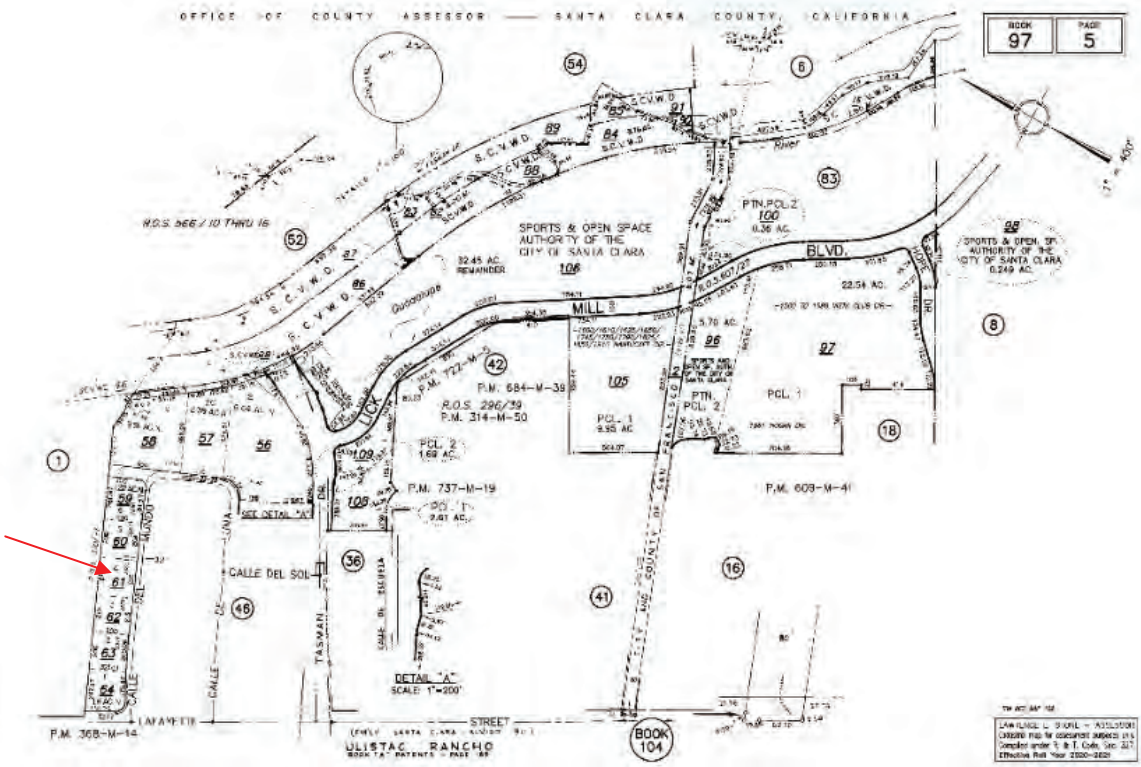


High Density Land Comparable Sale HD 2

COMPARABLE LAND SALE PARCEL MAPS



High Density Land Comparable Sale HD 3



High Density Land Comparable Sale HD 4

COMPARABLE LAND SALE PARCEL MAPS

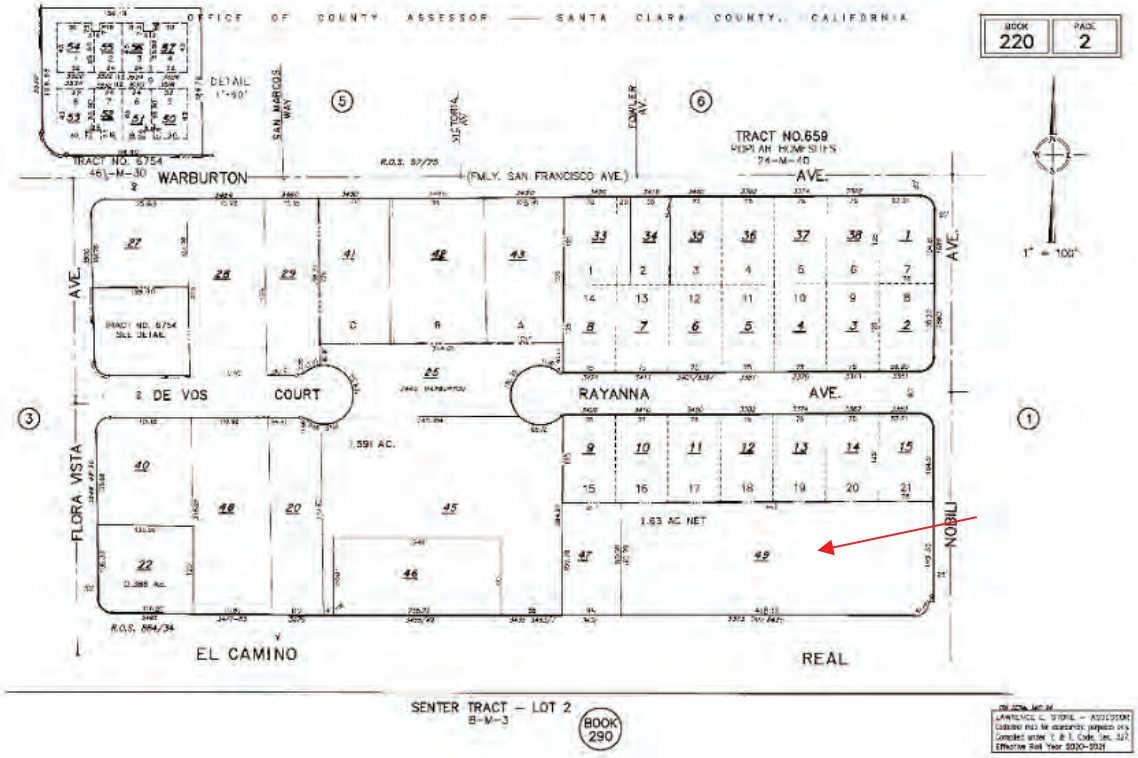


High Density Land Comparable Sale HD 5

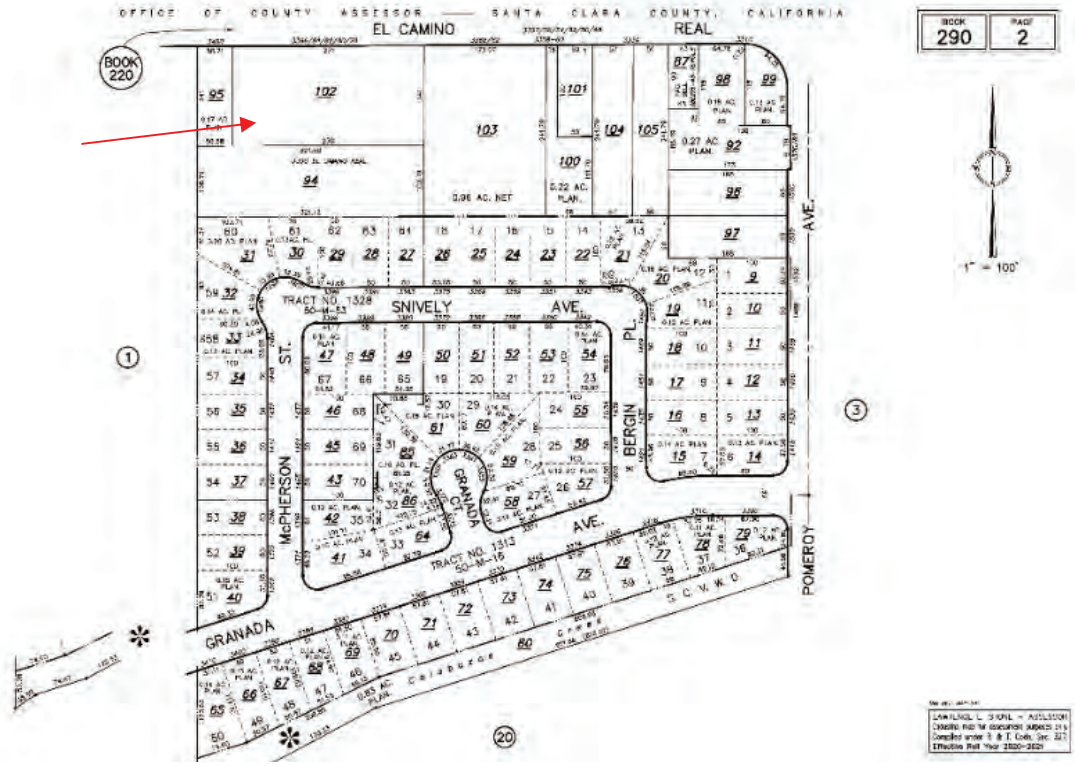


High Density Land Comparable Sale HD 6

COMPARABLE LAND SALE PARCEL MAPS

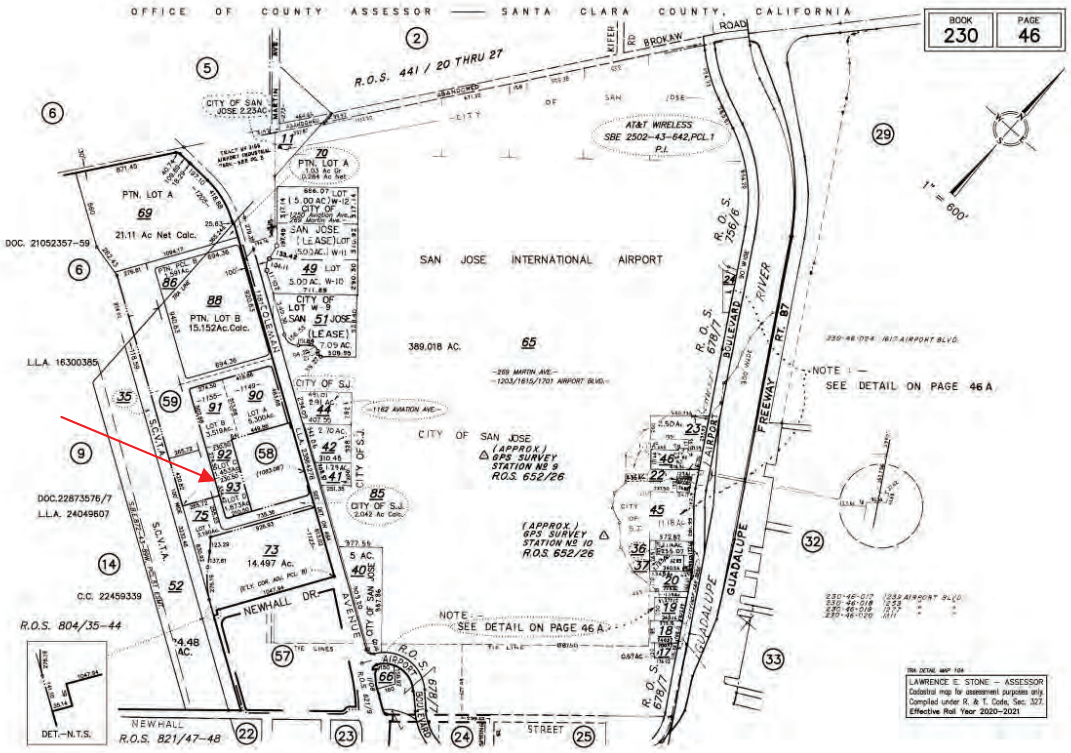


Commercial Land Comparable Sale C 1

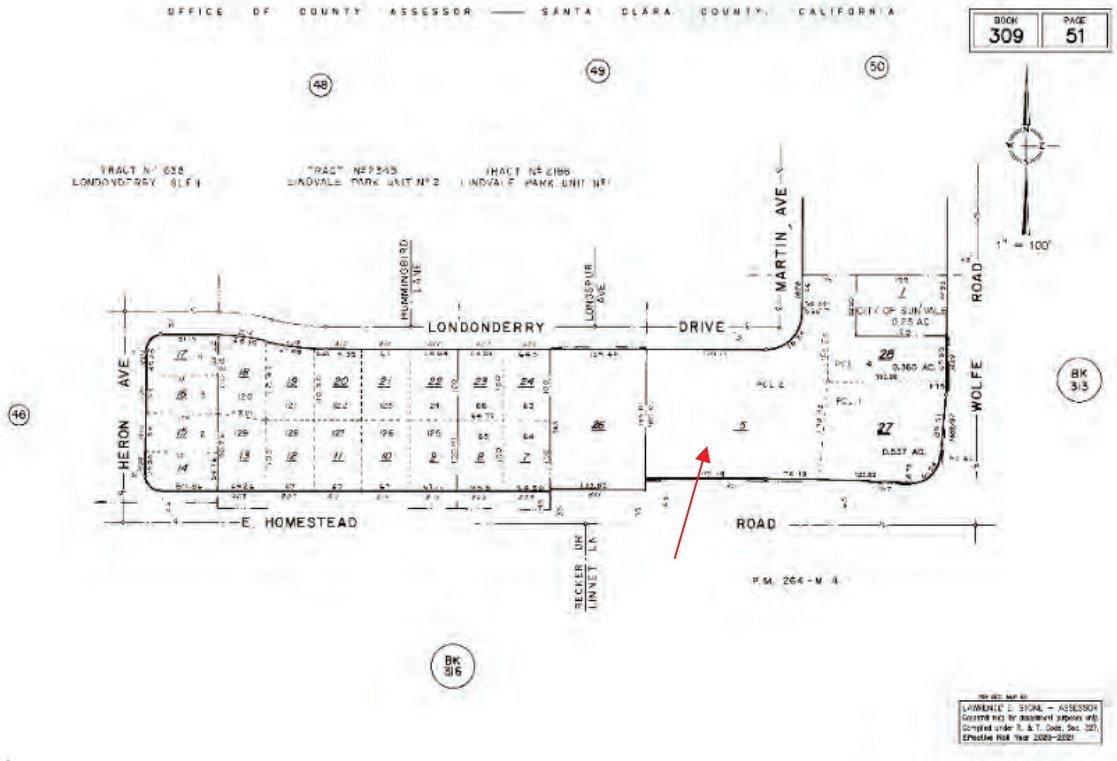


Commercial Land Comparable Sale C 2

COMPARABLE LAND SALE PARCEL MAPS

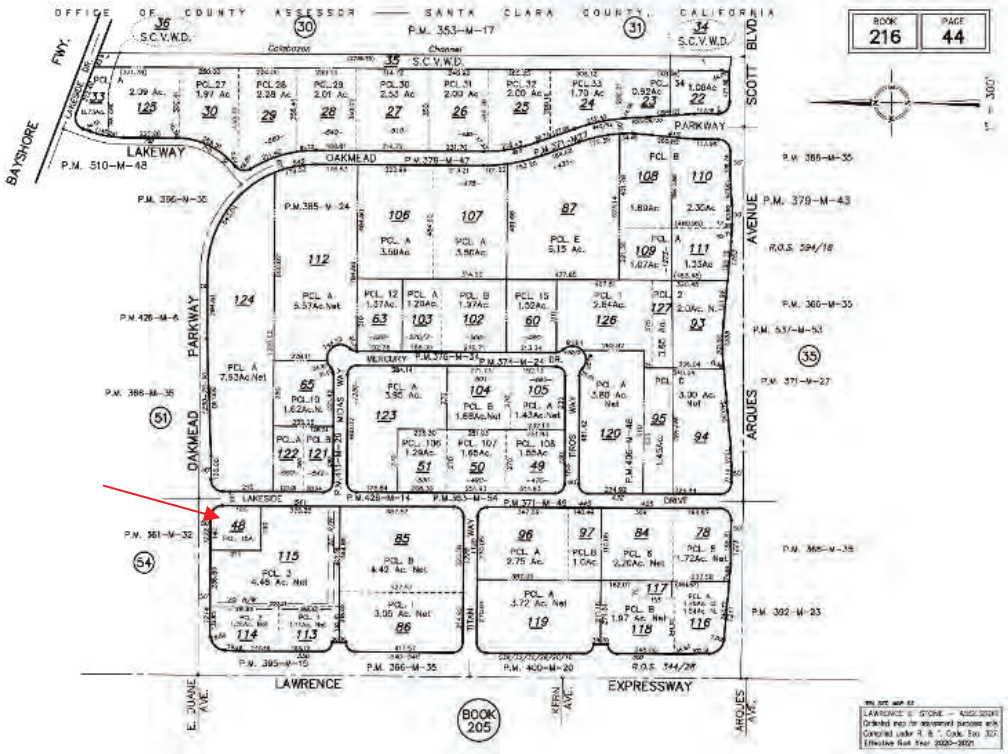


Commercial Land Comparable Sale C 3

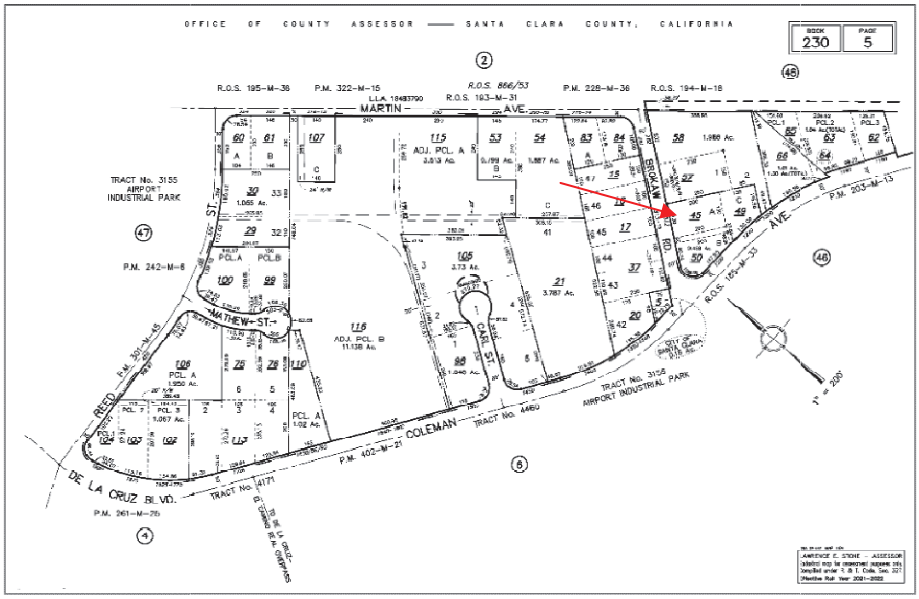


Commercial Land Comparable Sale C 4

COMPARABLE LAND SALE PARCEL MAPS



Commercial Land Comparable Sale C 5



Commercial Land Comparable Sale C 6

COMPARABLE LAND SALE PARCEL MAPS

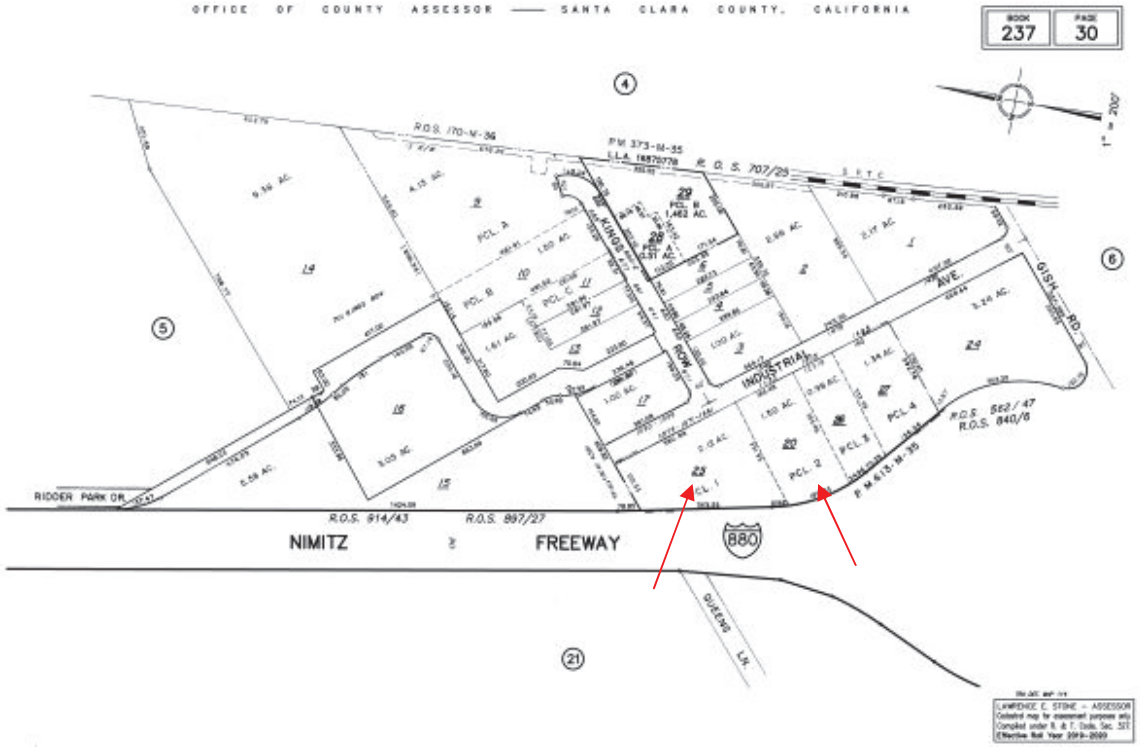


Industrial Land Comparable Sale I 1

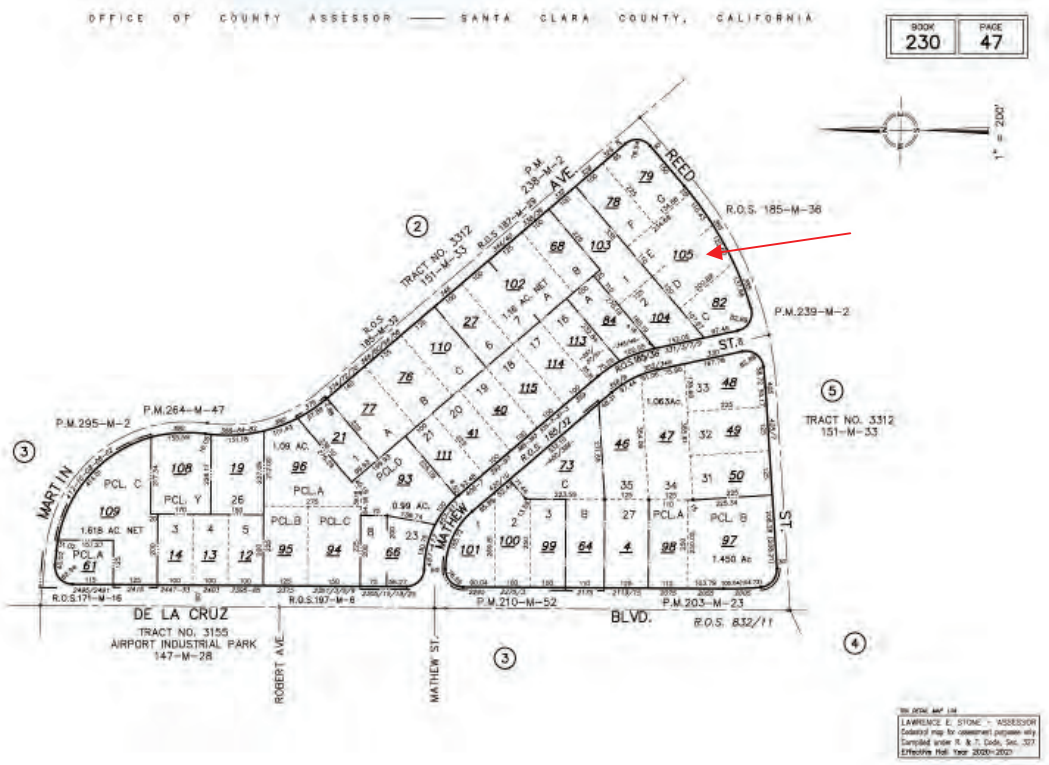


Industrial Land Comparable Sale I 2

COMPARABLE LAND SALE PARCEL MAPS

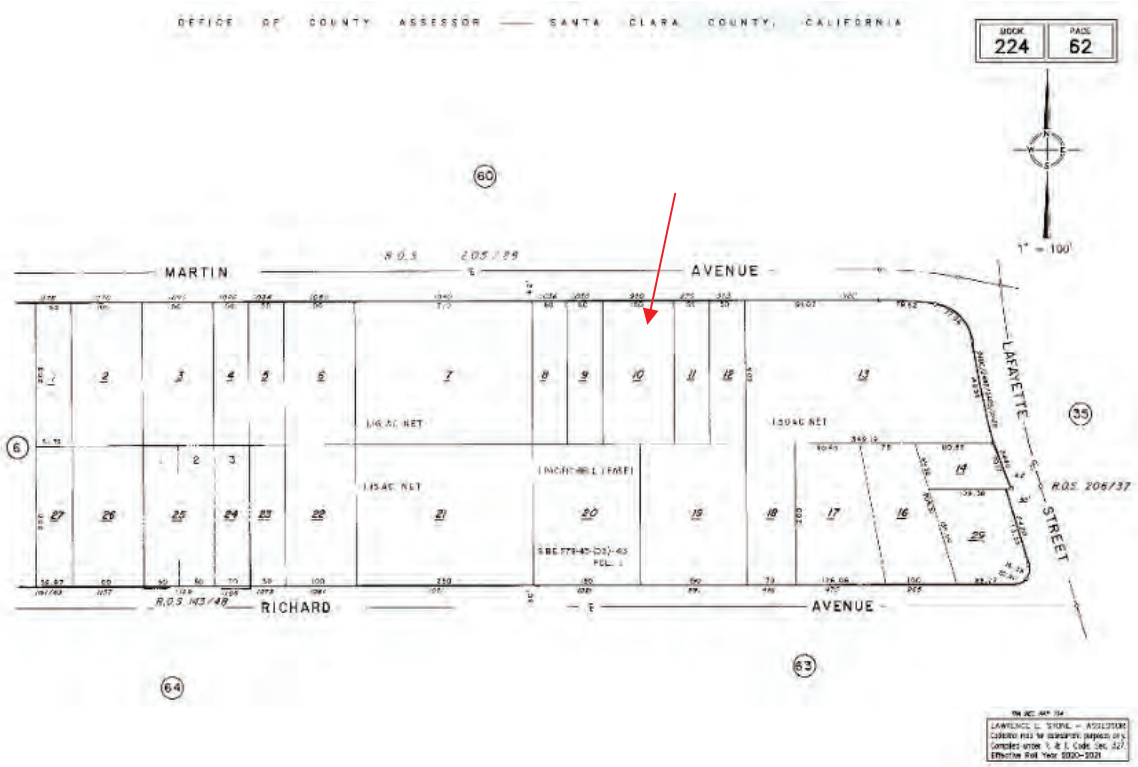


Industrial Land Comparable Sale I 3



Industrial Land Comparable Sale I 4

COMPARABLE LAND SALE PARCEL MAPS



Industrial Land Comparable Sale I 5



FRANK E. SCHMIDT, MAI, SRA
CURRICULUM VITAE, January 2022

Valuation Consulting, Forensic and General Appraisal, Expert Testimony
MAI and SRA MEMBER of the APPRAISAL INSTITUTE, No. 11933
fschmidt@valuationconsultant.net (510) 468-9219
San Francisco Bay Area

For more than four decades, Mr. Schmidt has been a real estate appraiser and consultant with a practice primarily in Northern California and the San Francisco Bay Area. He began his career as a residential appraiser, earning the coveted SRA designation from the Appraisal Institute in 1989, and the prestigious MAI designation in 2002. In 1995, he partnered with Wayne Prescott to form the Schmidt-Prescott Group, a commercial appraisal firm of which he was president until its dissolution in 2017.

During his career, Mr. Schmidt has appraised a wide variety of real estate including residential, commercial, industrial, raw land, and special purpose properties for various property rights. His experience includes litigation support and testifying as an expert witness for both plaintiffs and defendants. Mr. Schmidt's client list includes attorneys, municipalities, private entities, lenders, and publicly traded companies. He was engaged as a diminution in value consultant on PG&E cases involving the destruction of thirty-eight homes in the 2010 San Bruno gas-line rupture fires. Mr. Schmidt was recently retained by the City of Santa Clara as an expert to assist the city's task force in the process of setting Parkland Dedication fees.

Mr. Schmidt has served on several professional committees throughout his career, including the International Right-of-Way Association and the Appraisal Institute. He currently serves on the Santa Clara County Assessment Appeals Board, of which he was elected Chairperson in 2017.

Expert Witness Testimony
U.S. District Court, Santa Clara County Superior Court, San Joaquin County Superior Court,
San Francisco County Superior Court, Public Utility Commission of the State of CA,
American Arbitration Association, Standard of Care, Eminent Domain

Professional Affiliations

Membership in:	Appraisal Institute [MAI (2002) and SRA Member (1989)]

Work Experience

1/2019 to Present:	Frank Schmidt & Associates, President San Francisco Bay Area
2018	Carneghi-Nakasako, Appraiser Consultant San Jose, CA
2/95 to 12/2017:	The Schmidt-Prescott Group, President San Jose, California
4/78 to 2/95:	Schmidt & Associates, Inc., President San Jose and Fremont, CA
6/76 to 4/78:	Senior Supervising Appraiser, Mercury Savings & Loan Cupertino, CA
1/76 to 6/76:	Staff Appraiser, American Savings & Loan San Jose, CA
2/75 to 12/75:	Real Estate Appraiser and Consultant, B.A. Ericson Appraisal Co., San Jose, CA

Formal Education

B.S. Business Management, 1997 Graduated with Honors	University of Phoenix San Jose, CA

Attachment 2

Table A Parkland Dedication In Lieu Fee Schedule - FY2023-24 95050			
Applicable Fee Type	*Calculation*	**MFA**	**Quimby**
$/Acre (valuation date 12-31-2022)	*A*	$5,500,000	$5,500,000
Park Acres/1000 Pop. LOS Standard	*B*	2.6	3
Total Cost per 1,000	*C = A x B*	$14,300,000	$16,500,000
Cost per capita	*D = C/1000*	$14,300	$16,500
Density Single Family (Census)	*D x 2.98*	$42,614	$49,170
Improvement value (2018: $3,471 + 10%)	*$3,818 x 2.98*	$11,378	$11,378
Admin Charge	*0.02*	$1,080	$1,211
Total Single Family (SF) Dwelling Fee		**$55,072**	**$61,759**
Density Multi Family (Census)	*D x 2.4*	$34,320	$39,600
Improvement value (2018: $3,471 + 10%)	*$3,818 x 2.4*	$9,163	$9,163
Admin Charge	*0.02*	$870	$975
Total Multi Family (MF) Dwelling Fee		**$44,353**	**$49,738**

Table B Parkland Dedication In Lieu Fee Schedule - FY2023-24 95051			
Applicable Fee Type	*Calculation*	**MFA**	**Quimby**
$/Acre (valuation date 12-31-2022)	*A*	$5,840,000	$5,840,000
Park Acres/1000 Pop. LOS Standard	*B*	2.6	3
Total Cost per 1,000	*C = A x B*	$15,184,000	$17,520,000
Cost per capita	*D = C/1000*	$15,184	$17,520
Density Single Family (Census)	*D x 2.98*	$45,248	$52,210
Improvement value (2018: $3,471 + 10%)	*$3,818 x 2.98*	$11,378	$11,378
Admin Charge	*0.02*	$1,133	$1,272
Total Single Family (SF) Dwelling Fee		**$57,758**	**$64,859**
Density Multi Family (Census)	*D x 2.4*	$36,442	$42,048
Improvement value (2018: $3,471 + 10%)	*$3,818 x 2.4*	$9,163	$9,163
Admin Charge	*0.02*	$912	$1,024
Total Multi Family (MF) Dwelling Fee		**$46,517**	**$52,235**

Table C Parkland Dedication In Lieu Fee Schedule - FY2023-24 95054			
Applicable Fee Type	*Calculation*	**MFA**	**Quimby**
$/Acre (valuation date 12-31-2022)	*A*	$5,240,000	$5,240,000
Park Acres/1000 Pop. LOS Standard	*B*	2.6	3
Total Cost per 1,000	*C = A x B*	$13,624,000	$15,720,000
Cost per capita	*D = C/1000*	$13,624	$15,720
Density Single Family (Census)	*D x 2.98*	$40,600	$46,846
Improvement value (2018: $3,471 + 10%)	*$3,818 x 2.98*	$11,378	$11,378
Admin Charge	*0.02*	$1,040	$1,164
Total Single Family (SF) Dwelling Fee		**$53,017**	**$59,388**
Density Multi Family (Census)	*D x 2.4*	$32,698	$37,728
Improvement value (2018: $3,471 + 10%)	*$3,818 x 2.4*	$9,163	$9,163
Admin Charge	*0.02*	$837	$938
Total Multi Family (MF) Dwelling Fee		**$42,698**	**$47,829**

Table A

Proposed Parkland Dedication In Lieu Fee Schedule - FY2026-27

95050

Applicable Fee Type	*Calculation*	MFA	Quimby
$/Acre (valuation date 12-31-20234)	*A*	$5,359,000	$5,359,000
Park Acres/1000 Pop. LOS Standard	*B*	2.6	3
Total Cost per 1,000	*C = A x B*	$13,933,400	$16,077,000
Cost per capita	*D = C/1000*	$13,933	$16,077
Density Single Family (Census)	*D x 2.84*	$39,570	$45,659
Improvement value (2025: $4,273 + 3.9%)	*$4,440 x 2.84*	$12,610	$12,610
Admin Charge	*0.02*	$1,044	$1,165
Total Single Family (SF) Dwelling Fee		**$53,224**	**$59,434**
Density Multi Family (Census)	*D x 1.92*	$26,752	$30,868
Improvement value (2025: $4,273 + 3.9%)	*$4,440 x 1.92*	$8,525	$8,525
Admin Charge	*0.02*	$706	$788
Total Multi Family (MF) Dwelling Fee		**$35,982**	**$40,181**

Table B

Proposed Parkland Dedication In Lieu Fee Schedule - FY2026-27

95051

Applicable Fee Type	*Calculation*	MFA	Quimby
$/Acre (valuation date 12-31-2023)	*A*	$5,573,000	$5,573,000
Park Acres/1000 Pop. LOS Standard	*B*	2.6	3
Total Cost per 1,000	*C = A x B*	$14,489,800	$16,719,000
Cost per capita	*D = C/1000*	$14,490	$16,719
Density Single Family (Census)	*D x 2.84*	$41,151	$47,482
Improvement value (2025: $4,273 + 3.9%)	*$4,440 x 2.84*	$12,610	$12,610
Admin Charge	*0.02*	$1,075	$1,202
Total Single Family (SF) Dwelling Fee		**$54,837**	**$61,294**
Density Multi Family (Census)	*D x 1.92*	$27,821	$32,100
Improvement value (2025: $4,273 + 3.9%)	*$4,440 x 1.92*	$8,525	$8,525
Admin Charge	*0.02*	$727	$813
Total Multi Family (MF) Dwelling Fee		**$37,073**	**$41,438**

Table C

Proposed Parkland Dedication In Lieu Fee Schedule - FY2026-27

95054

Applicable Fee Type	*Calculation*	MFA	Quimby
$/Acre (valuation date 12-31-2023)	*A*	$5,037,000	$5,037,000
Park Acres/1000 Pop. LOS Standard	*B*	2.6	3
Total Cost per 1,000	*C = A x B*	$13,096,200	$15,111,000
Cost per capita	*D = C/1000*	$13,096	$15,111
Density Single Family (Census)	*D x 2.84*	$37,193	$42,915
Improvement value (2025: $4,273 + 3.9%)	*$4,440 x 2.84*	$12,610	$12,610
Admin Charge	*0.02*	$996	$1,110
Total Single Family (SF) Dwelling Fee		**$50,799**	**$56,635**
Density Multi Family (Census)	*D x 1.92*	$25,144	$29,013
Improvement value (2025: $4,273 + 3.9%)	*$4,440 x 1.92*	$8,525	$8,525
Admin Charge	*0.02*	$673	$751
Total Multi Family (MF) Dwelling Fee		**$34,342**	**$38,289**

RESOLUTION NO. 26-XXXX

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA TO ESTABLISH THE AVERAGE PER-ACRE LAND VALUES AND THE PARK DEVELOPMENT COST PER CAPITA VALUE IN ORDER TO SET THE PARKLAND IN LIEU FEE SCHEDULE IN ACCORDANCE WITH CHAPTER 17.35 ("PARK AND RECREATIONAL LAND") OF TITLE 17 ("DEVELOPMENT") OF THE CODE OF THE CITY OF SANTA CLARA

WHEREAS, the City of Santa Clara is the government entity responsible for providing public parks, recreation and open space facilities within the City of Santa Clara;

WHEREAS, the 2010-2035 General Plan includes a goal that new parks, open space and recreation be provided with new development so that existing facilities are not over-burdened; and,

WHEREAS, the report entitled "Public Facilities Impact Fee Study" dated June 25, 2014 ("Nexus Study"), was prepared and approved by Council in June 2014; and,

WHEREAS, on July 15, 2014, the City Council adopted Ordinance No. 1928, which added Chapter 17.35 to the City Code, and requires new residential developments to provide adequate community and neighborhood park land for active recreational uses, and/or under certain conditions to pay a fee in lieu of parkland dedication; and,

WHEREAS, on August 27, 2019, Council approved Resolution No. 19-8749 which included the statutory findings required pursuant to the California Quimby Act (Quimby) and Mitigation Fee Act (MFA), including the report entitled "Santa Clara Park and Recreational Facilities Impact Fee Update Study" dated April 2019 ("Nexus Study Update") and the professional land valuation appraisal report with a valuation date of December 31, 2017, and the park improvements replacement costs with values as of 2017; and,

WHEREAS, SCCC 17.35.030 provides the formula for determining a developer's parkland dedication acreage requirement as follows: the average density for the specific dwelling unit category (single family/multi-family); multiplied by the parkland dedication standard; divided by one thousand (1,000) population; and,

WHEREAS, the methodology for calculating fees in-lieu of parkland dedication is based on the average cost to purchase lands for parks in Santa Clara, the average cost per capita to develop the land into a useable park facility, and the cost to administer the program; and,

WHEREAS, the City desires to update the average per-acre land values and park development costs as used in setting the park in-lieu fee; and,

WHEREAS, the City has surveyed land values and sales records, and has conducted a professional appraisal with a valuation date of December 31, 2025 to determine the fair market value of property in the City and made available to the public for review and comment the appraisal report as posted on the City website on March 20, 2026; and,

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. Land Valuation Appraisal.

A. An independent real estate-appraisal firm, the Dore Group, was retained to provide a "Fair Market Value" opinion (valuation date of December 31, 2025) conforming to Uniform Standards of Professional Appraisal Practice and using the City's Supplemental Instructions for an average acre of land (hypothetical, rectangular, useable site) for property in each of the three existing City of Santa Clara Zip Codes 95050, 95051, 95054. The data set included all property types: Single Family (low and very low density), High Density Residential, Medium Density Residential, Commercial/Retail, Industrial, Lots and Land. Excluded were transactions considered not "arms-length", having encumbered or clouded title, environmentally impaired sites, or more than three (3) years old. An inflation factor was computed and applied to comparable sales over one year old based on reasonable and rational considerations such as sales and rental trends or other appropriate methods. The weighted average of each property type was based on the percentage of land area in the sales transactions.

B. Based on the findings of the appraisal report, the City Council hereby sets the average per acre land value for each ZIP Code as of December 31, 2025, as: $5.359 million per acre in 95050; $5.573 million per acre in 95051; and $5.037 million per acre in 95054. If a developer

objects to this determination of fair market value, the developer may elect to have the value established by appraisal, in accordance with SCCC 17.35.040(b)(2).

2. Park Improvement Cost.

A. The cost to construct the park improvements (landscape, furnishings, buildings, etc.) is based on an average cost per capita for the City's existing park system improvements and recovers no more than 100% of the actual cost to develop new park assets and features to serve new residents at the same standard as existing residents. A cost analysis was conducted, including a review of recent/actual City park improvement project costs and a review of increases/decreases in the State of California, Department of General Services Construction Cost Index (CCCI) reported by the Real Estate Services Division of the Bay Area. In accordance with Resolution No. 23-9220, annual changes (increases/decreases) in the park improvement value used in calculation of In-Lieu Fees shall be indexed to changes in CCCI for the previous calendar year as reported by the Real Estate Services Division for the Bay Area, not to exceed a change of more than 10%.

B. The 2025 Santa Clara average park improvement value per capita is $4,273. From 2024 to 2025, construction costs have increased by 3.9% according to the State of California, Department of General Services Construction Cost Index reported by the Real Estate Services Division for the Bay Area, such that the park improvement value of $4,273 per capita would be $4,440 per capita as of January 1, 2026. The Council hereby sets for use in the Park in Lieu Fee calculations a park improvement value of $4,440 per capita for use in the FY 2026/2027 fees.

3. Implementation Schedule. The fees set forth herein shall be effective on July 1, 2026. For development project applications "deemed complete" prior to this date, the existing fees will apply as adopted in Resolution No. 25-9434.

4. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING

THEREOF HELD ON THE ___ DAY OF _____, 2026, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. Santa Clara Land Valuation Appraisal 12-31-2025
2. Fee Calculation Worksheets Tables A, B, C

REPORT TO COUNCIL

SUBJECT
Action on the 2026 City Council Priority Setting Session Framework
DEFERRED FROM APRIL 7, 2026

BACKGROUND
Each year, the City Council convenes a Priority Setting Session to establish citywide priorities and initiatives for the upcoming fiscal year. These priorities form the policy framework that guides the alignment of City resources and staff workplans.

The session has typically been held in February or March. However, given the significant staff time dedicated to major event planning in 2026, the City is scheduling the 2026 Priority Setting Session in May 2026.

In Fall 2023, the City issued a Request for Qualifications (RFQ) for Professional Services for Strategic Planning and Meeting Facilitation. Through a competitive process, Raftelis was retained to provide facilitation services. The Raftelis team facilitated the 2024 Priority Setting Session, during which the City Council established priority areas of focus and identified key initiatives.

On April 3, 2025, Raftelis facilitated the 2025 Priority Setting Session at the Central Park Library. City Manager Jovan Grogan opened the session with a status update on 2024 priorities, noting which items had been completed, were underway, or required additional resources. With assistance from the facilitator, the City Council then engaged in deliberations regarding their desired priority focus areas and initiatives for the upcoming year.

DISCUSSION
On March 30, 2026, staff presented an item to the Governance and Ethics Committee for review and direction. The presentation included background on how priority setting sessions are conducted in other cities and a proposed framework for 2026. Committee members shared feedback on what has worked well and offered recommendations for this year's session.

The table below outlines the proposed ongoing framework alongside the proposed modifications for 2026 based on recommendations from the Governance and Ethics Committee.

Component	Annual Priority Setting Sessions	2026 Priority Setting Session
Schedule	January - June (early in the year, aligned with the budget process)	May 2026

Forum	Retreat (multi-day, breakout sessions)	Same
Timeframe	At least one session held from 1 p.m. into the evening	Same
Community Engagement	- Scientific Survey - Commissions, Boards, Committees to submit 1-2 priorities for consideration - Public Comment (time certain throughout session) - Hybrid (Zoom and in-person)	Same except: - Commissions, Boards, Committees to be surveyed rather than submitting directly
Council Priorities	- Submit priorities in advance (3 weeks) - Staff analysis prior to meeting - At least 1 priority per Councilmember on final list - Final priorities ranked by City Council	Same
Facilitator	- Pre-session meeting with each Councilmember	Same
Reporting	- Dashboard to track priorities and status - 6-month check in	Same
Old Priorities	- Update on completed and ongoing priorities	- Distribute all 2024 priorities to City Council - Update on completed and ongoing priorities

Proposed 2026 Priority Setting Session Timeline

For this year, below is the proposed timeline for the priority setting session:

Late April / Early May:
- Memorandum on Status Report on Council Priorities
- Request for City Councilmembers to develop a list of their Top 3 Priorities

Mid-May 2026:
- 1st Retreat meeting (Staff led and no consultant)
- Staff presentation of Status Report on Council Priorities

Weeks of May 11 and May 18, 2026:
- Individual Interviews between City Councilmembers and Consultant

May 27, 2026
- 2nd Retreat meeting (with consultant)
- Process Overview and Confirmation

- Review of Councilmember individual priorities

June / July 2026:

- 3rd and Final Retreat meeting (with consultant)
- Selection and Prioritization of strategies

TBD:

- Conflict Resolution Training

Facilitation and Conflict Resolution Training

Given the significant demands on staff capacity due to major event planning, as well as the value of continuity in the existing process, staff recommends retaining Raftelis as the facilitator for the May 2026 priority setting process. The City will initiate a new competitive solicitation process for facilitation services for the 2027 priority setting process.

Staff is also recommending that, if a consultant can be secured, conflict resolution training be provided to the City Council. As part of the June 2024 Santa Clara Civil Grand Jury Report titled, Irreconcilable Differences, the Grand Jury recommended that the City hire a conflict resolution professional and provide training to the City Council. Staff have reached out to consultants but have not yet been able to secure one. If a consultant cannot be identified in a timely manner, staff will issue a Request for Proposals and schedule the training at a later time.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a “project” within the meaning of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

FISCAL IMPACT

There is no fiscal impact with this report other than administrative staff time.

COORDINATION

This report was coordinated by the City Manager’s Office.

PUBLIC CONTACT

Public contact was made by posting the Committee agenda on the City’s official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City’s website and in the City Clerk’s Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk’s Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Approve the 2026 City Council Priority Session Framework and Annual City Council Priority Setting Session Framework

Reviewed by: Aracely Azevedo, Assistant City Manager, City Manager's Office
Approved by: Jovan Grogan, City Manager

26-235 Agenda Date: 4/21/2026

REPORT TO COUNCIL

SUBJECT

Public Hearing: Action on the Adoption of the Proposed FY 2026/27 Municipal Fee Schedule

BACKGROUND

Many of the City of Santa Clara's fees, rates, and charges ("Fees") are contained in a municipal fee schedule, which is adopted by the City Council by resolution. Generally, the fee schedule is updated annually which helps ensure that the Fees comply with applicable law, including the California Constitution as well as provide transparency in the fee structure for the City's development-related and other municipal fees.

California Constitution Article XIIIC and other applicable laws enable local agencies to set fees without voter approval; provided, among other things, the fees do not exceed the reasonable cost of service. To the extent that a fee has been set based upon a presumption of 100% cost recovery, the City cannot generally waive the fee unless it covers the cost of such waiver out of another permissible funding source such as the General Fund or as otherwise allowed under state law.

California Government Code Section 66016(a) and 66018 states that prior to imposing a new fee or increasing an existing one, a local agency shall hold at least one open and public meeting at which oral or written presentations can be made as part of a regularly scheduled meeting and notice of such hearing must be published. Pursuant to Government Code section 66018, notices for this public hearing have been published in the Santa Clara Weekly on April 1 and April 8, 2026. Staff has also notified all interested parties that have requested to be notified regarding proposed fee updates. This item and staff's recommendations are intended to be considered upon completion of the public hearing. The public hearing provides all interested parties with an opportunity to comment or request clarification regarding any of the Fees.

The FY 2026/27 Proposed Municipal Fee Schedule ("Fee Schedule") is based on the results of a recently completed comprehensive study of the current costs of providing fee-related services prepared by ClearSource Financial Consulting that is included as Attachment 1 to this Report to Council.

A Study Session was held on April 14, 2026, on the FY 2026/27 Proposed Fee Schedule (Attachment 2). Responses to the City Council as well as public feedback and questions are summarized in the discussion section below and detailed in Attachment 3.

DISCUSSION

The City's Municipal Fee Schedule generally contains Fees for City services which include, but are not limited to:

- Planning Fees, for services such as entitlement review and review for compliance with the zoning code
- Building Fees, for services such as permitting of new construction or modifications to existing structures
- Engineering Fees, for services such as map review, encroachment permitting, and public improvement review
- Fire Fees, for services such as annual inspections and construction review to ensure compliance with the fire code
- Utility Fees, for services such as requests for sewer lateral inspections, and restoration of discontinued service
- Police Fees, for services such as vehicle impound and false alarm response
- Recreation Fees, for services such as program participation, and facility rentals
- Administrative Fees, for services such as requests for public records

Over 1,200 individual fees were reviewed as part of the comprehensive fee study done in preparation of the FY 2026/27 Proposed Fee Schedule. As shown in the table below, 63% of the proposed fee changes reflect cost of service increases of 10% or less, with 1% of fees reflecting cost of service increases above 10%. An additional 1% of the fees incorporate increases above 15% to account for the planned phase-in of increases to reach cost recovery. Fees that are adjusted based on various price indices make up 9% of the changes and 17% of the Fees are unchanged. There are a limited number of fees that are decreased, restructured, new or deleted.

Proposed FY 2026/27 Municipal Fee Schedule
Summary of Fee Changes

Proposed Fee Changes	Fee Count	%
Cost of Service Increase 1 - 3%	368	31%
Cost of Service Increase 3.1 - 5%	125	10%
Cost of Service Increase 5.1 - 10%	268	22%
Cost of Service Increase > 10%	14	1%
Cost of Living Adjustment	109	9%
Fees Unchanged	210	17%
Decreased Fees	73	6%
Deleted Fees	14	1%
New Fees	12	1%
Restructured Fees	10	1%
Proposed Phase In >15%	8	1%
Total Fees	1,211	100%

There are 22 fees proposed to be increased above 10%. Of that amount, eight are in the Community Development Department’s Planning Division and are recommended to be phased-in over time to

achieve full cost recovery. Four fees are under the Community Development Department's Building Division and another two under the Planning Division; all of these fee increases reflect updates in personnel costs. Three fees fall under the Parks and Recreation Department that reflect fee amounts for the Aquatic Facility Rental that was approved previously by the City Council on December 9, 2025. The remaining five fees are spread out amongst the Electric Utility Department and Department of Public Works' Streets Division.

The Proposed Fee Schedule also includes the recommended restructuring of ten fees under the Planning Division (one), Department of Public Works' Engineering Division (eight), and Streets Division (one). Each of these are existing fees that have been broken out for enhanced clarity.

There are 73 fees that are proposed to be decreased. A significant portion of these fees (40) are within the Engineering Division, while the remaining are spread out amongst the Community Development, Electric Utility, Finance, Fire, Parks and Recreation, Police, and Public Work Departments. These decreases reflect updated costs for providing services.

The Fee Schedule includes 12 new proposed fees intended to recover the costs of services that are not currently assessed. These fees are described in the table below.

Department	Fee Description	Proposed Fee
New Fees		
Electric Utility	Electric Utility Easement Processing Fee (includes labor, material and equipment)	Actual Cost
Library	Replacement Fee for Lost or Unreturned Library Facility Access Badge or Key	$10
Parks & Recreation - Cemetery	Chapel Rental - Four Hours of Use for Special Events	$1,600
Parks & Recreation - Recreation	Special Event Parking - Youth Soccer Park / Reed & Grant Park - General Parking (Stadium Event)	$10 - $250
Parks & Recreation - Recreation	Special Event Parking - Youth Soccer Park / Reed & Grant Park - Premium Parking (Stadium Event)	$10 - $250
Water & Sewer Utilities - Water	Portable Hydrant Meter - Water Use Deposit	$1,600

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Department	Fee Description	Proposed Fee
New Fees		
Water & Sewer Utilities - Water	Portable Hydrant Meter - Hydrant Meter Unreported Consumption Late Fee	$250
Water & Sewer Utilities - Water	Recycled Water Hydrant Meter - Water Use Deposit	$1,600
Water & Sewer Utilities - Water	Recycled Water Meter - Hydrant Meter Unreported Consumption Late Fee	$250
Water & Sewer Utilities - Water	Field Marking - Water Field Marking Required Outside of Scope of Initial Request	$190
Water & Sewer Utilities - Water	Field Marking - Recycled Water Field Marking Required Outside of Scope of Initial Request	$190
Water & Sewer Utilities - Water	Recycled Water Site Survey Non-Compliance Follow-Up	$250

Staff is also recommending the deletion of 14 fees, as described in the table below. These fees are recommended for deletion because they are duplicative (e.g., stormwater management plan review and lithium batteries), they are being consolidated (e.g., right to inter cremations in the Mausoleum), the services are no longer available through the City (e.g., rental of the Youth Activity Center), or the fees are obsolete/not used (e.g., right to inter three cremations in a grave).

Department	Fee Description	Current Fee
Deleted Fees		
Community Development - Planning	Stormwater Management Plan Review	$915
Fire - Operational Permits	Lithium Batteries	$585 Annual
Parks & Recreation - Mission City Burial	Right to inter three cremations in a grave, upright monument section	Resident - $6,842 Non-Resident - $8,049
Parks & Recreation - Mission City Burial	Right to inter four cremations in Indoor Mausoleum, Tier 3-5	Resident - $10,994 Non-Resident - $12,934
Parks & Recreation - Mission City Burial	Right to inter four cremations in Indoor Mausoleum, Tier 6-8	Resident - $10,994 Non-Resident - $12,934
Parks & Recreation - Mission City Burial	Right to inter four cremations in Indoor Mausoleum, Tier 9-10	Resident - $10,994 Non-Resident - $12,934
Parks & Recreation - Mission City Burial	Right to inter one cremation in Indoor Community Mausoleum	Resident - $2,863 Non-Resident - $3,368
Parks & Recreation - Recreation	Youth Activity Center: Gymnasium - Non-Profit Rental / Court	$20 per hour
Parks & Recreation - Recreation	Youth Activity Center: Gymnasium - Resident Rental / Court	$207 per hour
Parks & Recreation - Recreation	Youth Activity Center: Gymnasium - Commercial / Non-Resident Rental / Court	$310 per hour
Parks & Recreation - Recreation	Youth Activity Center: Activity Rooms - Non-Profit Meeting	$20 per meeting
Parks & Recreation - Recreation	Youth Activity Center: Activity Rooms - Non-Profit Event	$20 per hour
Parks & Recreation - Recreation	Youth Activity Center: Activity Rooms - Resident Event	$62 per hour
Parks & Recreation - Recreation	Youth Activity Center: Activity Rooms - Commercial / Non-Resident Event	$93 per hour

Feedback from the April 14, 2026 Study Session

During the Study Session, the City Council had questions and comments regarding the Proposed Fee Schedule, primarily focused around the proposed expansion of Parking Fees for Levi's Stadium events at the Youth Soccer Park and Reed & Grant Park facilities. There were also questions and

comments regarding phase-in fees and fee deferrals, impact of development fees to small businesses, customer service resources, youth fees, and the payment method of fees as they relate to the penny shortage.

Responses to these questions and comments are included in Attachment 3.

Changes to the FY 2026/27 Proposed Fee Schedule from Study Session

As noted during the April 14, 2026 Study Session, adjustments to the rounding of certain fees under the Engineering Division are included. Fees have been rounded down to the nearest nickel, as opposed to the initial nearest whole dollar.

Additional adjustments to the Impact Fees within the Fee Schedule are also recommended. The Housing Division and Engineering Division sections include Impact Fees as detailed below:

- Housing Division
  - Affordable Housing Impact Fees (12 fees); Resolution 17-8482
- Engineering Division
  - Traffic Impact Fees (seven fees); Resolution 18-8584
  - Tasman East Specific Plan Area Impact Fee (one fee); Resolution 20-8911
  - Patrick Henry Drive Specific Plan Area Impact Fee (two fees); Resolution 22-9064

As part of the establishment of these impact fees, language was included in each Resolution noting that each of these fees are automatically adjusted at the beginning of each fiscal year based on the Construction Cost Index. As such, these fees are no longer recommended to be rounded and the Fee Schedule will reflect the fee amount based on the approved calculation methodology. These updates are detailed in Attachment 4.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a “project” within the meaning of the California Environmental Quality Act (“CEQA”) pursuant to section 15378(b)(4) of Title 14 of the California Code of Regulations in that it is a fiscal activity that does not involve any commitment to any specific project which may result in a potential significant impact on the environment.

FISCAL IMPACT

It is important to note that while adjusting fees and billing rates will provide a fiscal impact in the form of additional revenue, the revenue is intended to be used to offset the costs of providing existing services that are recoverable from fees. Consequently, while fees may rise annually, typically labor costs (the primary driver of fee-related costs) also rise annually. Recalibration of these fees simply provides an offset of existing expenditures/needs rather than a source of funding for expanded service levels.

COORDINATION

This report has been coordinated with the City Attorney’s Office and the City departments with fees included in the Municipal Fee Schedule.

PUBLIC CONTACT

On April 1, and April 8, 2026, notices of the public hearing were published in the Santa Clara Weekly in the manner set forth in Government Code Sections 6062a and 66018. Additionally, the City notified all interested parties that had requested to be notified regarding proposed fee updates. Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov.

RECOMMENDATION

Adopt a Resolution for the "City of Santa Clara 2026/27 Municipal Fee Schedule" which

1. Sets new fees, rates and charges (collectively "fees");
2. Amends existing fees; and
3. Deletes certain fees; for various City departments effective on July 1, 2026.

Reviewed by: Kenn Lee, Director of Finance
Approved by: Jovan D. Grogan, City Manager

ATTACHMENTS

1. User and Regulatory Fee Study 2026/27
2. FY 2026/27 Proposed Municipal Fee Schedule
3. Responses to City Council Questions
4. Changes to FY 2026/27 Fee Schedule from Study Session
5. Resolution Adopting the FY 2026/27 Municipal Fee Schedule

CITY OF SANTA CLARA

USER AND REGULATORY FEE STUDY

MARCH 2026

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REPORTING

1 TRANSMITTAL
2 EXECUTIVE SUMMARY
7 PROJECT ORIENTATION
11 IMPLEMENTATION

APPENDIX

I COST OF SERVICE ANALYSIS

March 2026

CITY OF SANTA CLARA
Attention: Margaret McCahan | Budget Manager
1500 Warburton Avenue
Santa Clara, California 95050

USER AND REGULATORY FEE STUDY

Dear Ms. McCahan:

ClearSource Financial Consulting submits the following report describing the findings of our preparation of a User and Regulatory Fee Study for the City of Santa Clara.

Please refer to the Executive Summary for the key findings of the analysis. The balance of the report and its appendices provide the necessary documentation to support those outcomes.

Thank you for the opportunity to serve the City on this topic. We are happy to continue discussion on this study as the need arises or consult with you on additional topics.

Sincerely,

TERRY MADSEN, PRESIDENT | CLEARSOURCE FINANCIAL CONSULTING
PHONE: 831.288.0608
EMAIL: TMADSEN@CLEARSOURCEFINANCIAL.COM

STUDY OVERVIEW

The purpose of this study is to identify the City's current cost of providing fee-related services and activities and to update the City's Schedule of User and Regulatory Fees (fee schedule). Any fee updates adopted as part of this study are intended for use during Fiscal Year 2026-27. Recovering the costs of providing fee-related services directly supports the City's priority area of focus of delivering excellent City government via reliable funding.

The fee schedule is intended to be reviewed annually, with staff conducting biennial studies to identify the City's cost of providing fee-related services based on current labor rates and service delivery methods. In the interim year, fees are typically adjusted to correspond to annual cost inflation.

Annual review and adjustment of fees provides multiple benefits, including:

- Increasing the availability of General Fund revenues to be used for services and activities available to all Santa Clara residents and businesses, such as public safety, public works, and parks services.
- Keeping pace with general cost inflation.
- Avoiding fee spikes that are more likely to occur when municipalities leave fees unchanged for a multiyear period.
- Providing fee payers, city staff, and city policymakers with a pattern of consistency that provides information for forecasting and decision-making purposes.
- Encouraging generational equity among fee payers by avoiding long-term stagnation of fees followed by significant fee increases.

Industry practice and fiscal conditions in the state have led most cities to link cost recovery for services of individual action, cause, or benefit to that same individual through user fee revenue, relieving the agency's general revenues as much as possible for use toward services of broader community benefit.

USER AND REGULATORY FEES

Cities derive annual revenue from a number of sources. These include, but are not limited to, property taxes, sales taxes, license fees, franchise fees, fines, rents, and user and regulatory fees. **User and regulatory fees are intended to cover all, or a portion of, the costs incurred by the City for providing fee-related services and activities that are not otherwise provided to those not paying the fee**.

California law provides guidance regarding the amounts the City may charge for fee-related services and activities. Specifically, in order to avoid being considered taxes, the **fees charged shall not exceed the estimated reasonable cost of providing the services**, activities, or materials for which fees are charged.

At its conclusion, this study proposes for City Council review and consideration at public hearing a new **Schedule of Fees and Charges** for application and continued update in subsequent years.

COST RECOVERY POLICY AND PRACTICE

The services for which the City imposes a user or regulatory fee typically derive from an individual person or entity's action, request, or behavior. Therefore, except in cases where there is an overwhelming public benefit generated by the City's involvement in the individual action, **a fee for service ensures that the individual bears most, if not all, of the cost incurred by the City to provide that service**. When a fee targets "100% or full cost recovery," the individual is bearing the entirety of the cost. When a fee targets less than full cost recovery, another City revenue source – in most cases, the General Fund – subsidizes the individualized activity.

Generally, **fees for service are targeted to full cost recovery, inclusive of operating, direct, indirect, and capital costs, except in cases where the City Council cites a public interest in lower fees**. The City may also be influenced by market conditions, comparing to municipalities of similar size and service profile.

Recovering the costs of providing fee-related services directly influences the City's fiscal health and increases the City's ability to meet the service level expectations of fee payers.

FEES EXAMINED AS PART OF THIS STUDY

Fees examined as part of this study include, but are not limited to:

- Planning Fees, such as entitlement review and review for compliance with the zoning code
- Public Works Engineering Fees, such as encroachment and public improvement review
- Building Fees, such as permitting of new construction or modifications to existing structures
- Fire Fees, such as annual inspections conducted to ensure compliance with the fire code
- Police Fees, such as vehicle impound and specialized license review
- Utility Services Fees, such as requests for new water or electric meters

FEES, FINES, AND TAXES NOT EXAMINED

Fees, fines, and taxes NOT examined as part of this study include:

- Assessments
- Development Impact Fees
- Fines or Penalties
- Franchise Fees
- Taxes
- Utility Rates and Services Charges

These items are subject to different approval thresholds or are not subject to the same cost of service limitations as the fees examined as part of this study. Consequently, they are specifically excluded from the scope of this study.

OVERVIEW OF FINDINGS AND RECOMMENDATIONS

The following provides a summary of primary changes the City Council is being asked to consider as part of this study.

Table 1 – Summary of Changes to Fees Examined

Description	Count	Percentage
Fees Proposed to Remain Unchanged, Decrease, or Minor Increases Up to 10%	1,168	96.4%
Fees Proposed to Increase by More than 10%	19	1.6%
Fee Structure Modifications (May Result in Increase or Decrease)	10	0.8%
New Fees	14	1.2%
Total Fees Examined	1,211	100.0%

Fees Proposed to Remain Unchanged, Decrease, or Minor Increases up to 10%

- 96% percent of user and regulatory fees are proposed to remain unchanged, decrease, or be adjusted by an amount not to exceed 10%. Modifications to fees are meant to avoid degradation of existing cost recovery levels for City services provided.

Fees Proposed to Increase by More than Ten Percent (10%)

- 19 fees are proposed to increase by more than ten percent. An overview of these changes is included in the table below:

Table 2 – Summary of Fees Proposed to Increase by More than 10%

Description	Count	Overview
Building Fees	4	Changes are all between $1 and $2 (e.g., adjust fee from current amount of $18 to proposed amount of $20). Changes to low fees result in changes above 10%.
Planning Fees	10	Changes reflect updated cost of service based on changes in State legislation and typical staff review required. Fee adjustments are proposed to phase-in over time with maximum adjustment not to exceed 20%.
Electric (SVP) Fees	1	Adjustment to service wire relocation fee. Adjusted fee reflects updated cost of service based on typical staff support required.
Public Works Street and Storm Drain Fees	4	Changes reflect updated cost of service for plan reviews based on changes in third party costs and typical staff support required.
Tota	19	

New Fees

- Fourteen (14) new fees are proposed. An overview of these changes are included in the list below:

Table 3 – New Fees

Description	Count	Overview
Planning Fees	2	1) **Non-Historical Referral to Historical and Landmarks Commission - Standard**: Service currently provided without a corresponding fee for service. 2) **Non-Historical Referral to Historical and Landmarks Commission - Comprehensive**: Service currently provided without a corresponding fee for service.
Electric Fees	1	1) **Electric Utility Easement Processing**: Adding to fee schedule for fee schedule clarity. Recovered time & materials billings.
Library Fees	1	1) **Replacement Fee for Lost or Unreturned Library Facility Access Badge or Key:** Fee only applies if badge or key is not returned.
Cemetery Fees	1	1) **Fee for Chapel Rental for Private Event**: Adding to fee schedule for fee schedule clarity. Current schedule does not distinguish between rental of the chapel for memorial/burial services v. other events.
Parks and Recreation Fees	2	1) **Fee for special event (Stadium event) parking at Youth Soccer Park and Reed & Grant Park:** General parking fee. 2) **Fee for special event (Stadium event) parking at Youth Soccer Park and Reed & Grant Park:** Premium / bus parking fee.
Water and Sewer Fees	7	1) **Deposit for anticipated potable water use from temporary access to City hydrant.** 2) **Late fee for unreported water consumption from temporary access to City hydrant.** 3) **Deposit for anticipated water use from temporary water hydrant access.** 4) **Late fee for unreported recycled water consumption from temporary hydrant use.** 5) **Water – Field Marking Fee for marking required outside of scope of initial request.** 6) **Recycled Water – Field Marking Fee for marking required outside of scope of initial request.** 7) **Recycled Water Site Survey Non-Compliance Follow-up:** Fee only applies in the event of non-compliance.
Tota	14	

DETAILED COST OF SERVICE INFORMATION

Detailed cost of service information is included **Appendix I** of this report.

LEGISLATIVE GUIDANCE

The objectives of this study, the methodology used to complete the study, and the formulation of outcomes and recommendations for future consideration were significantly influenced by Article 13C of the California Constitution and Section 66014 of the California Government Code.

Article 13C states that the local government bears the burden of proving by a preponderance of the evidence that a levy, charge, or other exaction is not a tax, that the amount is no more than necessary to cover the reasonable costs of the governmental activity, and that the manner in which those costs are allocated to a payer bear a fair or reasonable relationship to the payer's burdens on, or benefits received from, the governmental activity. Additionally, Article 13C identifies the following as items that are not defined as taxes:

- A charge imposed for a specific benefit conferred or privilege granted directly to the payer that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege.
- A charge imposed for a specific government service or product provided directly to the payer that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product.
- A charge imposed for the reasonable regulatory costs to a local government for issuing licenses and permits, performing investigations, inspections, and audits, enforcing agricultural marketing orders, and the administrative enforcement and adjudication thereof.
- A charge imposed for entrance to or use of local government property, or the purchase, rental, or lease of local government property.
- A fine, penalty, or other monetary charge imposed by the judicial branch of government or a local government, as a result of a violation of law.
- A charge imposed as a condition of property development.
- Assessments and property-related fees imposed in accordance with the provisions of Article XIII D.

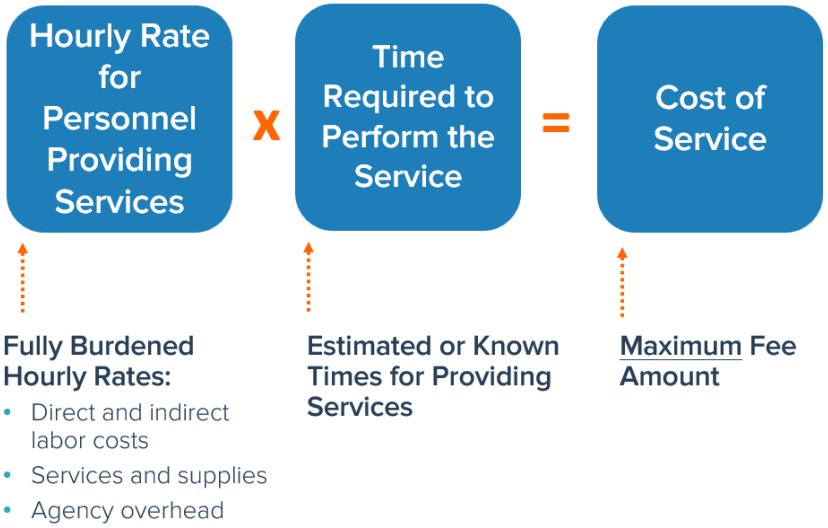
Section 66014(a) of the California Government Code includes the following, "Notwithstanding any other provision of law, when a local agency charges fees for zoning variances; zoning changes; use permits; building inspections; building permits; ...the processing of maps under the provisions of the Subdivision Map Act...; or planning services...; those fees may not exceed the estimated reasonable cost of providing the service for which the fee is charged, unless a question regarding the amount of the fee charged in excess of the estimated reasonable cost of providing the services or materials is submitted to, and approved by, a popular vote of two-thirds of those electors voting on the issue.

The outcomes and recommendations of the study are intended to comply with applicable federal, state, and local laws including providing confirmation that the proposed fees ("charges") recommended as a result of this study are not taxes as defined in Article 13C of the California Constitution and that the proposed fees are no more than necessary to the cover the reasonable costs of the City's activities and services addressed in the fees. Additionally, this report is intended to show that the manner in which the costs are allocated to a payer bear a fair and reasonable relationship to the payer's burdens on, or benefits received from the activities and services provided by the City.

METHODOLOGY AND DATA SOURCES

This study calculated the estimated reasonable cost of providing various fee-related services across the City organization. Generally, the estimated reasonable cost of providing the fee-related services and activities examined in this study can be calculated as the product of the composite fully-burdened hourly labor rate of the division responsible for providing services and the estimated labor time required to process a typical request for service. This calculation is illustrated in **Exhibit 1**.

EXHIBIT 1 | COST OF SERVICE CALCULATION



A combination of sources was used to complete the analysis and develop the findings and recommendations of this study. The data sources include:

- Adopted revenue and expenditures budgets and personnel salary and benefit information.
- Historical project volume and revenues from fees.
- Current schedule of fees for each department.
- Citywide cost allocation plan.
- Interviews with City staff.

Once cost of service levels are identified, the City may use this information to inform targeted cost recovery from fees. Fees set at the cost of service target full cost recovery. Fees set at any amount less than the cost of service target less than full cost recovery.

An illustration of the methods used in this analysis is shown in **Exhibit 2**.

EXHIBIT 2 | STEPS IN ANALYZING COSTS OF SERVICE AND USER FEES

COST OF SERVICE ANALYSIS | Process and Methods

1 | ANNUAL LABOR TIME

- Identify annual hours spent providing fee services for each participating division
- Information is developed and tested using a combination of interviews, questionnaires, historical project information, and historical revenue information

2 | ANNUAL EXPENDITURES

- Identify annual cost of providing fee services for each participating division
- Information is developed and tested using a combination of information found in the City's adopted budget, expenditure history, and the overhead cost plan.

3 | FULLY BURDENED HOURLY RATES

- Calculate the estimated fully burdened hourly rate using information from Steps 1 and 2

Annual Cost ÷ Annual Hours = Hourly Rate

4 | SERVICE/ACTIVITY LABOR TIME

- Estimate labor time required to process individual request for service
- Information is developed and tested using a combination of interviews, questionnaires, commonly used measures, and information developed in Step 1

5 | UNIT COST OF SERVICE

- Calculate the estimated cost of service using information from Steps 3 and 4

Hourly Rate x Labor Hours = Unit Cost of Service

6 | CURRENT COST RECOVERY

- Calculate current cost recovery level for a specific service

Current Fee ÷ Unit Cost of Service = Current Cost Recovery

7 | TARGETED COST RECOVERY

- Use laws, industry standards, goals and policies, and historical trends to determine targeted cost recovery

Proposed Fee ÷ Unit Cost of Service = Targeted Cost Recovery

8 | TEST FOR REASONABLENESS

- Test to confirm forecast revenue from fees will not exceed program costs
- Use historical permit volume and proposed fees to forecast anticipated revenue from fees
- Forecasted revenues should not exceed program costs

Appendix I of this report appendices provides detailed analytical findings from the study, including the amount of cost, or estimated cost, required to provide the services for which the fee or service charge is levied and the revenue sources anticipated to provide the service, including General Fund revenues. For any fees targeted to recover less than 100% of the estimated reasonable cost of service, it is anticipated that General Fund revenues of the City will fund the difference between the targeted recovery level and 100% recovery of the estimated cost of service unless the fee-related services are provided by Enterprise Funds (e.g. Electric fees and Environmental Utilities fees). These amounts are identified in the appendix.

CONSIDERATIONS FOR IMPLEMENTATION

If the City decides to adopt or otherwise utilize outcomes generated through this study, it should:

- **Update Systems for Fee Outcomes** - Ensure that City staff begin using updated fees and associated outcomes once the updated schedule of fees becomes effective. Values should be included in all official fee schedules used throughout the City (e.g., departmental pamphlets, counter schedules, and online information). Additionally, ensure collections processes are updated, which may include coding in billing systems and training for personnel who handle fees directly with the public.
- **Actively Monitor the Use of Fees** - In order to recover accurate and eligible amounts expected, the City should be diligent about tracking time to projects for time and materials billings and ensuring fees are applied in the correct amount and using the correct and intended basis for fixed fee billings.
- **Monitor Feedback and Permit Statistics** - Monitor permit and application volume and applicant feedback to determine if fee modifications are resulting in any unanticipated changes in project frequency and to increase the level of detail available for revenue forecasting.
- **Annually Review and Adjust Fee Values** - In order to generally maintain pace with regional cost inflation and/or the City's salary cost inflation, the City should continue to adjust its fees on an annual basis. A commonly used, reasonable inflation index is the annual change in the all-urban Consumer Price Index (CPI) representative of the region.
- **Periodically Perform Comprehensive Analysis** – The City should continue to perform periodic fee studies to ensure fee levels remain at or below legal limits and are consistent with evolving service practices and local conditions.

APPENDIX I

COST OF SERVICE ANALYSIS

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City of Santa Clara

The Center of What's Possible

User and Regulatory Fees

Cost of Service Analysis

City of Santa Clara
Cost of Service Analysis

Fee Type	Page
Assistant City Clerk's Office Fees	3
City Manager's Office Fees	9
Community Development Fees	15
Building Fees	16
Planning Fees	31
Housing and Community Services Fees	41
Electric (SVP) Fees	48
Finance - Municipal Services Division Fees	62
Fire Department Fees	71
Community Risk Reduction Fees	74
Training and Resources Fees	94
Parks and Recreation Department Fees	106
Police Department Fees	112
Public Works Fees	125
Engineering and Encroachment Permit Fees	126
Streets, Storm Drain, and Solid Waste Fees	158
Water and Sewer Fees	169

City of Santa Clara
The Center of What's Possible

Assistant City Clerk's Office Fees

City of Santa Clara
User and Regulatory Fee Study
Allocation of Annual Labor Effort - Assistant City Clerk

Position [a]	FTE [a]	Total Hours Per FTE [b]	Less: Holiday & Leave [c]	Productive Hours Per FTE	Total Productive Hours	Indirect [d]	Direct [d]	Total	Total Indirect Hours	Total Direct Hours	Total Hours	Total Salary Top Step [e]	Annual Salary
Assistant City Clerk	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$106	$220,500
Deputy City Clerk	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$78	$163,065
Staff Aide I	2.00	2,080	216	1,864	3,728	20%	80%	100%	746	2,982	3,728	$56	$232,347
Senior Management Analyst	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$86	$179,371
Office Records Specialist	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$50	$103,113
Total	**6.00**				**11,184**				**2,237**	**8,947**	**11,184**		$898,396
Total									**20%**	**80%**	**100%**		

[a] Source: FY 25/26 Adopted budget.
[b] Based on 40 hour week * 52 weeks per year.
[c] Amount intended to serve as reasonable estimate. Amount will vary annually, and by employee. Amount assumes twelve days holiday, ten days vacation/personal leave, five days sick leave.
[d] Amounts intended to serve as reasonable estimates developed for purposes of this analysis. Amount will vary annually, and by employee. Amount based on position and consultant experience working with similar municipalities.
[e] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Assistant City Clerk's Office

FY 25/26 Adopted Expenses [a]		Program	2311	2312	2313				
Fund #	Fund Desc	Account Desc	Council Admin	Public Info	Political Reform	Subtotal	Adjust	Total	Notes
001	General Fund	87010 - Salary And Wages - Regular	$261,974	$347,848	$227,191	$837,013	$0	$837,013	
001	General Fund	87020 - Salary And Wages - As Needed	$56,373	$0	$0	$56,373	($56,373)	$0	
001	General Fund	87030 - S & W - O.T. Vacation Relief	$1,147	$0	$0	$1,147	($1,147)	$0	
001	General Fund	87110 - Contra 870x0-Reimbd Sal & Wage	($84,368)	$0	$0	($84,368)	$84,368	$0	
001	**General Fund**	**1 Salary Accounts**	**$235,126**	**$347,848**	**$227,191**	**$810,165**	**$26,848**	**$837,013**	
001	General Fund	87212 - Retirement - Non Public Safety	$92,318	$122,581	$80,063	$294,962	$0	$294,962	
001	General Fund	87221 - Medicare	$3,907	$5,131	$3,379	$12,417	$0	$12,417	
001	General Fund	87222 - Social Security	$15,316	$21,014	$13,670	$50,000	$0	$50,000	
001	General Fund	87223 - Social Security - OT	$356	$0	$0	$356	$0	$356	
001	General Fund	87224 - Medicare OT	$85	$0	$0	$85	$0	$85	
001	General Fund	87230 - Health Allocation	$29,579	$64,181	$29,394	$123,154	$0	$123,154	
001	General Fund	87241 - Dental - City Paid	$488	$718	$420	$1,626	$0	$1,626	
001	General Fund	87242 - Long Term Disability-CIty Paid	$840	$1,161	$697	$2,698	$0	$2,698	
001	General Fund	87243 - Vision- City Paid	$198	$291	$171	$660	$0	$660	
001	General Fund	87250 - Basic Life Insurance	$136	$204	$128	$468	$0	$468	
001	General Fund	87271 - VEBA	$1,080	$1,590	$930	$3,600	$0	$3,600	
001	General Fund	87272 - EAP	$77	$114	$67	$258	$0	$258	
001	General Fund	87274 - Auto Allowance	$1,980	$1,680	$2,340	$6,000	$0	$6,000	
001	General Fund	87275 - Mobile Phone Allowance	$384	$960	$576	$1,920	$0	$1,920	
001	General Fund	87280 - City Paid Deferred Compensation	$3,060	$4,680	$3,060	$10,800	$0	$10,800	
001	General Fund	87390 - OPEB	$7,789	$11,466	$6,707	$25,962	$0	$25,962	
001	**General Fund**	**2 Benefit Accounts**	**$157,593**	**$235,771**	**$141,602**	**$534,966**	**$0**	**$534,966**	
001	General Fund	87500 - Operating Supplies	$0	$0	$1,826	$1,826	$0	$1,826	
001	General Fund	87530 - Special Departmental Supplies	$400	$0	$0	$400	($400)	$0	
001	**General Fund**	**3 Mat/Serv/Sup**	**$400**	**$0**	**$1,826**	**$2,226**	**($400)**	**$1,826**	
001	General Fund	87650 - Technical Services Maintenance	$26,403	$35,058	$22,897	$84,358	$0	$84,358	
001	General Fund	87680 - Unemployment Insurance	$126	$167	$109	$402	$0	$402	
001	General Fund	87825 - Conference, Travel and Training	$6,129	$0	$0	$6,129	($6,129)	$0	
001	General Fund	87840 - Insurance And Surety Bonds	$0	$0	$0	$0	$0	$0	
001	General Fund	87865 - Subscription Based IT Arrangement (	$0	$198,654	$0	$198,654	$0	$198,654	
001	General Fund	87870 - Contractual Services	$7,344	$44,669	$0	$52,013	($52,013)	$0	
001	**General Fund**	**5 Interfund Services**	**$40,002**	**$278,548**	**$23,006**	**$341,556**	**($58,142)**	**$283,414**	
Subtotal			**$433,121**	**$862,167**	**$393,625**	**$1,688,913**	**($31,694)**	**$1,657,219**	

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Assistant City Clerk's Office

Adjustments for Fully-Burdened Hourly Rate Calculation

Calculation of Fully-Burdened Hourly Rate

Description	Total	Notes
Divisional Expenses	$1,657,219	
Productive Hours	8,947	[b]
Total	**$185**	

Full Cost Factors for Hourly Rate Buildup

Description	Total	Share	Per Hour
Personnel	$1,371,979	83%	$153
Equipment	$0	0%	$0
Materials / Supplies	$285,240	17%	$32
Other Costs	$0	0%	$0
Overhead	$0	0%	$0
Total	**$1,657,219**	**100%**	**$185**

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Assistant City Clerk's Office

Information Below is for Use if City Desires to Use Positional Hourly Billing Rates

Scenario 1: Uniform Assignment of Materials and Overhead Costs Per Hour

Calculate Benefit Ratio

Salary Accounts	$837,013
Benefit Accounts	$534,966
Total	0.64

Calculation of Direct Hours Ratio (Billing Factor)

Description	Base Hrs Per FTE	Adjust for Typical Leave	Productive Hours	Direct Hours %	Direct Hours Per FTE	Notes
Hours	2,080	(216)	1,864	80%	1,491	
Direct Hours Bill Factor (For Every $ of Salary Add this amount to account for Direct Hrs v. Total Hrs.)					**1.39**	

Position	Top Step Hrly [c]	Benefits	Subtotal Labor Costs	Adjust for Direct Hours	Total Labor Rate	Add: M'tls / Supplies	Add: Overhead	Total Hourly Rate
Assistant City Clerk	$106	$68	$174	1.39	$242	$32	$0	$274
Deputy City Clerk	$78	$50	$129	1.39	$179	$32	$0	$211
Staff Aide I	$56	$36	$92	1.39	$128	$32	$0	$160
Senior Management Analyst	$86	$55	$141	1.39	$197	$32	$0	$229
Office Records Specialist	$50	$32	$81	1.39	$113	$32	$0	$145

Scenario 2: Assignment of a Common Indirect Rate Factor that Can Be Applied to Base Hourly Wage Rate to Calculate Fully-Burdened Hourly Billing Rate by Position

Calculation of Fully-Burdened Hourly Rate Billing Factor (Apply Factor to Top Step Salary for Positional Rates)

Description	FTE	Hours Per FTE	Total Hours	Salaries and Wages	Hourly Wage Rate Only	Burdened Hourly Rate	ICR Multiplier	Notes
Total	6.00	2,080	12,480	$898,396	$72	$185	2.57	

[a] Source: FY 25/26 Adopted budget.
[b] See allocation of Annual Labor Effort.
[c] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
City Clerk Fees
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Labor Time		Hourly Rate		Estimated Cost of Service	Cost Recovery Information: Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
	Lobbying Activities											
1	Annual Registration Fee	4.25	x	$185	=	$786	$773	98%	$773	98%		[a]
2	Prorated Registration Fee	2.00	x	$185	=	$370	$364	98%	$364	98%		[b]
3	Amended Registration Fee	1.00	x	$185	=	$185	$182	98%	$182	98%		[c]
4	Client Registration Fee	0.75	x	$185	=	$139	$136	98%	$136	98%	per client	
5	Delinquent Fee						$25		$25		per day	[d]

[a] Annual registration is due by January 15th of a given year.
[b] Persons registering for the first time after June 30th of a given year.
[c] Lobbyists with a change to registration information shall file an amended registration within fifteen (15) days of such change if he or she has accepted a new client for compensation in excess of five hundred dollars ($500.00).
[d] Up to a maximum of $500.00.

City of Santa Clara
The Center of What's Possible

City Manager's Office Fees

City of Santa Clara
User and Regulatory Fee Study
Allocation of Annual Labor Effort - City Manager

Position [a]	FTE [a]	Total Hours Per FTE [b]	Less: Holiday & Leave [c]	Productive Hours Per FTE	Total Productive Hours	Indirect [d]	Direct [d]	Total	Total Indirect Hours	Total Direct Hours	Total Hours	Total Salary Top Step [e]	Annual Salary
City Manager	1.00	2,080	216	1,864	1,864	0%	100%	100%	-	1,864	1,864	$201	$418,221
Staff Aide I	1.00	2,080	216	1,864	1,864	0%	100%	100%	-	1,864	1,864	$56	$116,173
Public Information Officer	1.00	2,080	216	1,864	1,864	0%	100%	100%	-	1,864	1,864	$123	$255,806
Executive Assistant	1.00	2,080	216	1,864	1,864	0%	100%	100%	-	1,864	1,864	$77	$160,595
Assistant City Manager	2.00	2,080	216	1,864	3,728	0%	100%	100%	-	3,728	3,728	$180	$747,611
Management Analyst	2.00	2,080	216	1,864	3,728	0%	100%	100%	-	3,728	3,728	$78	$326,130
Communications Coordinator	1.00	2,080	216	1,864	1,864	0%	100%	100%	-	1,864	1,864	$68	$141,462
Deputy City Manager	1.00	2,080	216	1,864	1,864	0%	100%	100%	-	1,864	1,864	$141	$292,638
Assistant to the City Manager	1.00	2,080	216	1,864	1,864	0%	100%	100%	-	1,864	1,864	$128	$266,039
Office Specialist III	1.00	2,080	216	1,864	1,864	0%	100%	100%	-	1,864	1,864	$56	$116,173
Communications & Outreach Manager	1.00	2,080	216	1,864	1,864	0%	100%	100%	-	1,864	1,864	$90	$187,980
Management Analyst (FY 26 NP 03)	1.00	2,080	216	1,864	1,864	0%	100%	100%	-	1,864	1,864	$78	$163,065
Assistant City Manager (FY 26 NP 27)	1.00	2,080	216	1,864	1,864	0%	100%	100%	-	1,864	1,864	$180	$373,806
Total	**15.00**				**27,960**				**-**	**27,960**	**27,960**		$3,565,700
Total									**0%**	**100%**	**100%**		

[a] Source: FY 25/26 Adopted budget.
[b] Based on 40 hour week * 52 weeks per year.
[c] Amount intended to serve as reasonable estimate. Amount will vary annually, and by employee. Amount assumes twelve days holiday, ten days vacation/personal leave, five days sick leave.
[d] Assume use of productive hours only.
[e] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - City Manager's Office

FY 25/26 Adopted Expenses [a]		Program	1021	1022	1031	1032	1033				
Fund #	Fund Desc	Account Desc	Policy	Intergov' Rel'tns	Day to Day Ops	Strat Planning	Outreach & Engage	Subtotal	Adjust	Total	Notes
001	General Fund	87010 - Salary and Wages	$816,855	$101,912	$862,232	$790,680	$428,100	$2,999,779	$0	$2,999,779	
001	General Fund	87020 - Salary And Wages - As Needed	$0	$0	$196,780	$0	$0	$196,780	$0	$196,780	
001	General Fund	87110 - Contra Account - Reimbd Salary & W	$0	$0	($524,733)	$0	$0	($524,733)	$524,733	$0	
001	**General Fund**	**1 Salary Accounts**	**$816,855**	**$101,912**	**$534,279**	**$790,680**	**$428,100**	**$2,671,826**	**$524,733**	**$3,196,559**	
001	General Fund	87212 - Retirement - Non Public Safety	$270,182	$32,136	$317,212	$266,886	$151,699	$1,038,115	$0	$1,038,115	
001	General Fund	87221 - Medicare	$12,082	$1,514	$12,975	$12,260	$6,383	$45,214	$0	$45,214	
001	General Fund	87222 - Social Security	$27,708	$3,821	$40,451	$34,884	$21,691	$128,555	$0	$128,555	
001	General Fund	87230 - Health Allocation	$64,610	$9,757	$87,202	$89,102	$45,868	$296,539	$0	$296,539	
001	General Fund	87241 - Dental - City Paid	$773	$111	$1,231	$1,001	$624	$3,740	$0	$3,740	
001	General Fund	87242 - Long Term Disability-CIty Paid	$1,406	$148	$1,887	$1,628	$890	$5,959	$0	$5,959	
001	General Fund	87243 - Vision- City Paid	$312	$41	$500	$411	$253	$1,517	$0	$1,517	
001	General Fund	87250 - Basic Life Insurance	$313	$44	$412	$401	$234	$1,404	$0	$1,404	
001	General Fund	87271 - VEBA	$1,440	$210	$2,610	$2,100	$1,320	$7,680	$0	$7,680	
001	General Fund	87272 - EAP	$123	$16	$197	$160	$97	$593	$0	$593	
001	General Fund	87274 - Auto Allowance	$8,688	$1,224	$9,384	$9,600	$5,088	$33,984	$0	$33,984	
001	General Fund	87275 - Mobile Phone Allowance	$1,200	$48	$1,248	$2,208	$96	$4,800	$0	$4,800	
001	General Fund	87280 - City Paid Deferred Compensation	$9,000	$1,260	$10,620	$11,520	$6,480	$38,880	$0	$38,880	
001	General Fund	87390 - OPEB	$12,334	$1,729	$19,687	$16,009	$9,954	$59,713	$0	$59,713	
001	**General Fund**	**2 Benefit Accounts**	**$410,171**	**$52,059**	**$505,616**	**$448,170**	**$250,677**	**$1,666,693**	**$0**	**$1,666,693**	
001	General Fund	87500 - Operating Supplies	$0	$0	$32,117	$0	$0	$32,117	($32,117)	$0	
001	General Fund	87530 - Special Departmental Supplies	$0	$0	$870	$0	$0	$870	($870)	$0	
001	General Fund	87600 - Maintenance	$0	$0	$67,569	$0	$0	$67,569	($67,569)	$0	
001	General Fund	87710 - Advertising & Community Promotion	$0	$0	$6,161	$0	$219,999	$226,160	($226,160)	$0	
001	General Fund	87800 - Miscellaneous Serv & Supplies	$16,800	$0	$0	$4,479	$39,618	$60,897	($60,897)	$0	
001	General Fund	87825 - Conference, Travel and Training	$0	$0	$0	$48,814	$0	$48,814	($48,814)	$0	
001	General Fund	87840 - Insurance And Surety Bonds	$0	$0	$0	$0	$0	$0	$0	$0	
001	General Fund	87865 - Subscription Based IT Arrangement (	$0	$0	$9,450	$0	$20,000	$29,450	($29,450)	$0	
001	General Fund	87870 - Contractual Services	$66,300	$92,700	$385,219	$4,287	$153,000	$701,506	($701,506)	$0	
001	General Fund	87930 - City Membership	$0	$0	$0	$4,644	$0	$4,644	($4,644)	$0	
001	General Fund	87940 - Mandated Program Costs	$0	$0	$43,656	$0	$0	$43,656	($43,656)	$0	
001	**General Fund**	**3 Mat/Serv/Sup**	**$83,100**	**$92,700**	**$545,042**	**$62,224**	**$432,617**	**$1,215,683**	**($1,215,683)**	**$0**	
001	General Fund	87650 - Technical Services Maintenance	$82,326	$10,271	$86,900	$79,688	$43,146	$302,331	($302,331)	$0	
001	General Fund	87680 - Unemployment Insurance	$283	$59	$526	$239	$227	$1,334	($1,334)	$0	
001	General Fund	87660 - Workers Comp Insurance	$0	$0	$0	$0	$0	$0	$0	$0	
001	General Fund	87680 - Unemployment Insurance	$0	$0	$0	$0	$0	$0	$0	$0	
001	General Fund	87740 - Vehicle Equipment Amortization	$0	$0	$0	$0	$0	$0	$0	$0	
001	General Fund	87840 - Insurance And Surety Bonds	$0	$0	$0	$0	$0	$0	$0	$0	
001	**General Fund**	**5 Interfund Services**	**$82,609**	**$10,330**	**$87,426**	**$79,927**	**$43,373**	**$303,665**	**($303,665)**	**$0**	
Subtotal			**$1,392,735**	**$257,001**	**$1,672,363**	**$1,381,001**	**$1,154,767**	**$5,857,867**	**($994,615)**	**$4,863,252**	

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - City Manager's Office

Adjustments for Fully-Burdened Hourly Rate Calculation

Calculation of Fully-Burdened Hourly Rate

Description	Total	Notes
Divisional Expenses	$4,863,252	
Productive Hours	27,960	[b]
Total	**$174**	

Full Cost Factors for Hourly Rate Buildup

Description	Total	Share	Per Hour
Personnel	$4,863,252	100%	$174
Equipment	$0	0%	$0
Materials / Supplies	$0	0%	$0
Other Costs	$0	0%	$0
Overhead	$0	0%	$0
Total	**$4,863,252**	**100%**	**$174**

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - City Manager's Office

Information Below is for Use if City Desires to Use Positional Hourly Billing Rates

Scenario 1: Uniform Assignment of Materials and Overhead Costs Per Hour

Calculate Benefit Ratio

Salary Accounts	$3,196,559
Benefit Accounts	$1,666,693
Total	0.52

Calculation of Direct Hours Ratio (Billing Factor)

Description	Base Hrs Per FTE	Adjust for Typical Leave	Productive Hours	Direct Hours %	Direct Hours Per FTE	Notes
Hours	2,080	(216)	1,864	100%	1,864	
Direct Hours Bill Factor (For Every $ of Salary Add this amount to account for Direct Hrs v. Total Hrs.)					**1.12**	

Position	Top Step Hrly [c]	Benefits	Subtotal Labor Costs	Adjust for Direct Hours	Total Labor Rate	Add: M'tls / Supplies	Add: Overhead	Total Hourly Rate
City Manager	$201	$105	$306	1.12	$341	$0	$0	$341
Staff Aide I	$56	$29	$85	1.12	$95	$0	$0	$95
Public Information Officer	$123	$64	$187	1.12	$209	$0	$0	$209
Executive Assistant	$77	$40	$117	1.12	$131	$0	$0	$131
Assistant City Manager	$180	$94	$273	1.12	$305	$0	$0	$305
Management Analyst	$78	$41	$119	1.12	$133	$0	$0	$133
Communications Coordinator	$68	$35	$103	1.12	$115	$0	$0	$115
Deputy City Manager	$141	$73	$214	1.12	$239	$0	$0	$239
Assistant to the City Manager	$128	$67	$195	1.12	$217	$0	$0	$217
Office Specialist III	$56	$29	$85	1.12	$95	$0	$0	$95
Communications & Outreach Manager	$90	$47	$137	1.12	$153	$0	$0	$153
Management Analyst (FY 26 NP 03)	$78	$41	$119	1.12	$133	$0	$0	$133
Assistant City Manager (FY 26 NP 27)	$180	$94	$273	1.12	$305	$0	$0	$305

Scenario 2: Assignment of a Common Indirect Rate Factor that Can Be Applied to Base Hourly Wage Rate to Calculate Fully-Burdened Hourly Billing Rate by Position

Calculation of Fully-Burdened Hourly Rate Billing Factor (Apply Factor to Top Step Salary for Positional Rates)

Description	FTE	Hours Per FTE	Total Hours	Salaries and Wages	Hourly Wage Rate Only	Burdened Hourly Rate	ICR Multiplier	Notes
Total	15.00	2,080	31,200	$3,565,700	$114	$174	1.52	

[a] Source: FY 25/26 Adopted budget.
[b] See allocation of Annual Labor Effort.
[c] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
City Manager Fees
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Asst CM	Mgmt Analyst	Total	Cost of Service: Asst CM $305	Cost of Service: Mgmt Analyst $133	Cost of Service	Cost Recovery Information: Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Notes
1	No-Fee Parade Permit (For Santa Clara non-profit organizations)	1.00	3.00	4.00	$305	$399	$704	no fee	0%	no fee	0%	[a]

[a] Pursuant to Resolution No. 18-8606, no fee is charged.

City of Santa Clara
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Community Development Fees

City of Santa Clara
The Center of What's Possible

Building Fees

City of Santa Clara
User and Regulatory Fee Study
Allocation of Annual Labor Effort - Building

Position [a]	FTE [a]	Total Hours Per FTE [b]	Less: Holiday & Leave [c]	Productive Hours Per FTE	Total Productive Hours	Indirect [d]	Direct [d]	Total	Total Indirect Hours	Total Direct Hours	Total Hours
Assistant Building Official	1.00	2,080	216	1,864	1,864	50%	50%	100%	932	932	1,864
Asst Dir. of Community Development	0.23	2,080	216	1,864	429	100%	0%	100%	429	-	429
Associate Planner	1.25	2,080	216	1,864	2,330	20%	80%	100%	466	1,864	2,330
Building Official	1.00	2,080	216	1,864	1,864	100%	0%	100%	1,864	-	1,864
Business Analyst	1.00	2,080	216	1,864	1,864	100%	0%	100%	1,864	-	1,864
Code Enforcement Technician	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864
Combination Inspector	8.00	2,080	216	1,864	14,912	20%	80%	100%	2,982	11,930	14,912
Customer Service Representative	2.00	2,080	216	1,864	3,728	80%	20%	100%	2,982	746	3,728
Director of Community Development	0.23	2,080	216	1,864	429	100%	0%	100%	429	-	429
Inspection Manager	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864
Management Analyst	1.00	2,080	216	1,864	1,864	100%	0%	100%	1,864	-	1,864
Office Assistant	1.00	2,080	216	1,864	1,864	100%	0%	100%	1,864	-	1,864
Office Specialist II	4.00	2,080	216	1,864	7,456	70%	30%	100%	5,219	2,237	7,456
Office Specialist III	2.50	2,080	216	1,864	4,660	70%	30%	100%	3,262	1,398	4,660
Office Specialist IV	1.00	2,080	216	1,864	1,864	70%	30%	100%	1,305	559	1,864
Permit Center Supervisor	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864
Permit Technician	7.00	2,080	216	1,864	13,048	20%	80%	100%	2,610	10,438	13,048
Plan Review Manager	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864
Plans Examiner	5.00	2,080	216	1,864	9,320	20%	80%	100%	1,864	7,456	9,320
Senior Inspector	7.00	2,080	216	1,864	13,048	20%	80%	100%	2,610	10,438	13,048
Senior Permit Technician	2.00	2,080	216	1,864	3,728	20%	80%	100%	746	2,982	3,728
Senior Plans Examiner	5.00	2,080	216	1,864	9,320	20%	80%	100%	1,864	7,456	9,320
Staff Analyst I	1.00	2,080	216	1,864	1,864	100%	0%	100%	1,864	-	1,864
Subtotal - Directly Budgeted FTE	55.21				**102,911**				**38,510**	**64,401**	**102,911**
Contract Svcs [a],[e]	$1,463,270				**7,582**	0%	100%	100%	**-**	**7,582**	**7,582**
Total					**110,493**				**38,510**	**71,983**	**110,493**
Total									**35%**	**65%**	**100%**

Hrly Rate for Contract Plan Chk Svc	Total [f]
Level II	$186
Level III	$201
Average	$193

[a] Source: FY 25/26 Adopted budget.
[b] Based on 40 hour week * 52 weeks per year.
[c] Amount intended to serve as reasonable estimate. Amount will vary annually, and by employee. Amount assumes twelve days holiday, ten days vacation/personal leave, five days sick leave.
[d] Amounts intended to serve as reasonable estimates developed for this analysis. Amount will vary annually, and by employee. Amount based on position and consultant experience working with similar municipalities.
[e] Total hours calculated as: forecast expenses / average hourly rate for contract plan review services.
[f] Amount based on January 2021 contractual service agreement entered into for qualified plan check and inspection services list, adjusted by change in annual CPI from 2021 through 2024.

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Building

FY 25/26 Adopted Expenses [a]		Program	5532	5533	5534				
Fund #	Fund Desc	Account Desc	Plan Rvw & Prmt	Field Inspect	Housing Inspect	Subtotal	Adjustment	Total	Notes
155	Building Inspection Fund	87001 - Salaries & Benefits	$0	$0	$0	$0	$0	$0	
155	Building Inspection Fund	87010 - Salary and Wages	$4,965,000	$2,988,159	$23,470	$7,976,629	$0	$7,976,629	
155	Building Inspection Fund	87020 - Salary And Wages - As Needed	$400,769	$0	$0	$400,769	$0	$400,769	
155	Building Inspection Fund	87030 - Overtime	$35,631	$0	$0	$35,631	$0	$35,631	
155	**Building Inspection Fund**	**1 Salary Accounts**	**$5,401,400**	**$2,988,159**	**$23,470**	**$8,413,029**	**$0**	**$8,413,029**	
155	Building Inspection Fund	87212 - Retirement - Non Public Safety	$1,725,285	$996,182	$8,004	$2,729,471	$0	$2,729,471	
155	Building Inspection Fund	87221 - Medicare	$74,681	$45,411	$359	$120,451	$0	$120,451	
155	Building Inspection Fund	87222 - Social Security	$294,101	$183,932	$1,040	$479,073	$0	$479,073	
155	Building Inspection Fund	87223 - Social Security - OT	$2,209	$0	$0	$2,209	$0	$2,209	
155	Building Inspection Fund	87224 - Medicare OT	$516	$0	$0	$516	$0	$516	
155	Building Inspection Fund	87230 - Health Allocation	$631,609	$409,394	$1,138	$1,042,141	$0	$1,042,141	
155	Building Inspection Fund	87241 - Dental - City Paid	$9,679	$5,255	$28	$14,962	$0	$14,962	
155	Building Inspection Fund	87242 - Long Term Disability-CIty Paid	$19,473	$11,631	$38	$31,142	$0	$31,142	
155	Building Inspection Fund	87243 - Vision- City Paid	$3,928	$2,134	$10	$6,072	$0	$6,072	
155	Building Inspection Fund	87250 - Basic Life Insurance	$1,619	$816	$12	$2,447	$0	$2,447	
155	Building Inspection Fund	87271 - VEBA	$21,426	$11,640	$60	$33,126	$0	$33,126	
155	Building Inspection Fund	87272 - EAP	$1,538	$832	$4	$2,374	$0	$2,374	
155	Building Inspection Fund	87274 - Auto Allowance	$9,504	$1,080	$120	$10,704	$0	$10,704	
155	Building Inspection Fund	87275 - Mobile Phone Allowance	$1,402	$912	$48	$2,362	$0	$2,362	
155	Building Inspection Fund	87279 - Misc. Other Benefits	$362	$2,313	$0	$2,675	$0	$2,675	
155	Building Inspection Fund	87280 - City Paid Deferred Compensation	$14,256	$5,040	$360	$19,656	$0	$19,656	
155	Building Inspection Fund	87390 - OPEB	$154,516	$83,946	$432	$238,894	$0	$238,894	
155	**Building Inspection Fund**	**2 Benefit Accounts**	**$2,966,104**	**$1,760,518**	**$11,653**	**$4,738,275**	**$0**	**$4,738,275**	
155	Building Inspection Fund	87500 - Operating Supplies	$129,112	$28,760		$157,872	$0	$157,872	
155	Building Inspection Fund	87825 - Conference, Travel and Training	$63,245	$18,581	$563	$82,389	$0	$82,389	
155	Building Inspection Fund	87865 - Subscription Based IT Arrangement (	$68,300			$68,300	$0	$68,300	
155	Building Inspection Fund	87870 - Contractual Services	$1,457,077	$6,193		$1,463,270	$0	$1,463,270	
155	**Building Inspection Fund**	**3 Mat/Serv/Sup**	**$1,717,734**	**$53,534**	**$563**	**$1,771,831**	**$0**	**$1,771,831**	
155	Building Inspection Fund	87640 - Vehicle Equipment Maintenance	$0	$45,283	$0	$45,283	$0	$45,283	
155	Building Inspection Fund	87650 - Technical Services Maintenance	$702,965	$0	$0	$702,965	$0	$702,965	
155	Building Inspection Fund	87680 - Unemployment Insurance	$2,309	$1,325	$11	$3,645	$0	$3,645	
155	Building Inspection Fund	87740 - Vehicle Equipment Amortization	$0	$52,266	$0	$52,266	$0	$52,266	
155	Building Inspection Fund	87994 - Services from Other Funds-CAP	$1,580,025	$0	$0	$1,580,025	($1,580,025)	$0	[b]
155	**Building Inspection Fund**	**5 Interfund Services**	**$2,285,299**	**$98,874**	**$11**	**$2,384,184**	**($1,580,025)**	**$804,159**	
155	Building Inspection Fund	89950 - Trs Out - Miscellaneous	$7,000	$0	$0	$7,000	$0	$7,000	
155	Building Inspection Fund	89952 - Trs Out - General Fund	$198,238	$0	$0	$198,238	$0	$198,238	
155	Building Inspection Fund	89953 - Trs Out - CIP	$17,101	$0	$0	$17,101	$0	$17,101	
155	**Building Inspection Fund**	**9 Other Expenditures**	**$222,339**	**$0**	**$0**	**$222,339**	**$0**	**$222,339**	
Subtotal			**$12,592,876**	**$4,901,085**	**$35,697**	**$17,529,658**	**($1,580,025)**	**$15,949,633**	

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Building

Adjustments for Fully-Burdened Hourly Rate Calculation

Allocation of Citywide Overhead

Description	Plan Rvw & Prmt	Field Inspect	Housing Inspect	Subtotal	Adjustment	Total	Notes
Allocation of Citywide Overhead	$ 1,013,555	$ 562,083	$ 4,387	$1,580,025	$0	$1,580,025	[c]

Total Divisional Costs

Total	**$17,529,658**

Calculation of Fully-Burdened Hourly Rate

Description	Total	Notes
Divisional Expenses	$17,529,658	
Direct Hours	71,983	[d]
Total	**$244**	

Full Cost Factors for Hourly Rate Buildup

Description	Total	Share	Per Hour
Personnel	$14,614,574	84%	$203
Equipment	$0	0%	$0
Materials / Supplies	$1,112,720	6%	$15
Other Costs	$0	0%	$0
Overhead	$1,580,025	9%	$22
Total	**$17,307,319**	**100%**	**$240**

[a] Source: FY 25/26 Adopted budget.
[b] Accounted for in separate section of this worksheet.
[c] Source: Citywide overhead cost allocation plan.
[d] See worksheet labeled: Allocation of Annual Labor Effort - Building.

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Building

#	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Fee Structure	Current Cost Recovery	Proposed Fee	Proposed Fee Structure	Proposed Cost Recovery	Proposed Fee Change %	Proposed Fee Change $	Note
	MINOR RESIDENTIAL PERMIT FEES														
1	A/C (with or w/o furnace) - Relocation	1.67	x	$244	=	$408	$397		97%	$407		100%	3%	$10	
2	A/C (with or w/o Furnace) - Same Location	0.67	x	$244	=	$163	$159		98%	$162		100%	2%	$3	
3	Bathroom Remodel (like for like)	1.00	x	$244	=	$244	$238		98%	$244		100%	3%	$6	
4	Foundation Repair / Seismic Upgrade	1.50	x	$244	=	$366	$357		98%	$366		100%	3%	$9	
5	Furnace Replacement - Relocation	1.67	x	$244	=	$408	$397		97%	$407		100%	3%	$10	
6	Furnace Replacement - Same Location	1.00	x	$244	=	$244	$238		98%	$244		100%	3%	$6	
7	Photovoltaic - Residential														
	a) 15KW or less						$450			$450			0%	$0	
	b) Per KW above 15						$15			$15			0%	$0	
8	New Tankless Water Heater (for like for like water heater permit fees, see Section 3-C Plumbing Permit fees)	1.33	x	$244	=	$325	$319		98%	$325		100%	2%	$6	
9	Water Heater - Relocate Existing (for like for like water heater permit fees, see Section 3-C Plumbing Permit fees)	1.33	x	$244	=	$325	$319		98%	$325		100%	2%	$6	
	ALL OTHER PERMIT FEES														
10	Permit Issuance	0.42	x	$244	=	$102	$98		96%	$101		99%	3%	$3	
11	Technology Fee						3.37%	percent of Bldg, MPE, Plan Check & Other Fees As Identified in Tech Fee Column		3.37%	percent of Bldg, MPE, Plan Check & Other Fees As Identified in Tech Fee Column		0%	$0	
12	General Plan / Advanced Planning Surcharge						12.39%	percent of Bldg Permit & Plan Check Fee		12.39%	percent of Bldg Permit & Plan Check Fee		0%	$0	
13	Building Conformance Fee						Valuation x $0.00032			Valuation x $0.00032			0%		

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Building

#	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Fee Structure	Current Cost Recovery	Proposed Fee	Proposed Fee Structure	Proposed Cost Recovery	Proposed Fee Change %	Proposed Fee Change $	Note
	3-B ELECTRICAL PERMIT FEES														
	SYSTEM FEE SCHEDULE														
14	New Buildings or Alterations														
	a) Commercial Buildings	0.0014	x	$244	=	$0.34	$0.33	per SF	97%	$0.34	per SF	100%	3%	$0.01	
	b) Residential Buildings	0.0010	x	$244	=	$0.24	$0.24	per SF	98%	$0.24	per SF	100%	2%	$0.01	
	c) New garages, carports and accessory buildings	0.0004	x	$244	=	$0.10	$0.09	per SF	92%	$0.10	per SF	99%	8%	$0.01	
15	Private Swimming Pools	1.50	x	$244	=	$366	$357		98%	$366		100%	3%	$9	
16	Outdoor Events														
	a) For electric generators and electrically driven rides	1.50	x	$244	=	$366	$357		98%	$366		100%	3%	$9	
	b) For mechanically driven rides and walk-through attractions or displays having electric lighting	1.50	x	$244	=	$366	$357		98%	$366		100%	3%	$9	
	c) For a system of area and booth lighting	1.50	x	$244	=	$366	$357		98%	$366		100%	3%	$9	
17	Temporary Power Service														
	a) For a temporary service power pole or pedestal-mounted receptacle outlets and appurtenances	1.50	x	$244	=	$366	$357		98%	$366		100%	3%	$9	
	b) For a temporary distribution system and temp lighting and receptacle outlets for construction sites, decorative lights, Christmas tree sales lots, fireworks stands, etc.	1.50	x	$244	=	$366	$357		98%	$366		100%	3%	$9	
	UNIT FEE SCHEDULE														
18	Receptacle, Switch and Lighting Outlets														
	a) First 20	0.02	x	$244	=	$4.07	$3.96	each	97%	$4.06		100%	2%	$0	
	b) Additional fixtures	0.01	x	$244	=	$3.05	$2.98	each	98%	$3.05		100%	2%	$0	
19	Lighting Fixtures														
	a) First 20 fixtures	0.02	x	$244	=	$4.07	$3.96	each	97%	$4.06		100%	2%	$0	
	b) Additional fixtures	0.01	x	$244	=	$3.05	$2.98	each	98%	$3.05		100%	2%	$0	
	c) For pole or platform-mounted lighting fixtures	0.03	x	$244	=	$8.13	$7.00	each	86%	$8.13		100%	16%	$1	
	d) For theatrical-type lighting fixtures or assemblies	0.03	x	$244	=	$8.13	$7.00	each	86%	$8.13		100%	16%	$1	
20	Residential Appliances														
	a) For fixed residential appliances or receptacle outlets	0.10	x	$244	=	$24	$23	each	94%	$24		98%	4%	$1	
21	Power Apparatus														
	a) Up to and including 1	0.17	x	$244	=	$41	$39	each	96%	$40		98%	3%	$1	
	b) Over 1 and not over 10	0.25	x	$244	=	$61	$58	each	95%	$61		100%	5%	$3	
	c) Over 10 and not over 50	0.42	x	$244	=	$102	$98	each	96%	$101		99%	3%	$3	
	d) Over 50 and not over 100	0.50	x	$244	=	$122	$119	each	98%	$122		100%	3%	$3	
	e) Over 100	0.67	x	$244	=	$163	$158	each	97%	$162		100%	3%	$4	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Building

#	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Fee Structure	Current Cost Recovery	Proposed Fee	Proposed Fee Structure	Proposed Cost Recovery	Proposed Fee Change %	Proposed Fee Change $	Note
22	Busways														
	a) For trolley and plug-in-type busways	0.42	x	$244	=	$102	$98	each 100 ft	96%	$101		99%	3%	$3	
23	Signs, Outline Lighting and Marquees														
	a) Signs, Outline Lighting and Marquees For signs, outline lighting systems or marquees supplies from one branch circuit	0.42	x	$244	=	$102	$98		96%	$101		99%	3%	$3	
	b) For additional branch circuits with For additional branch circuits with marquee	0.33	x	$244	=	$81	$78		96%	$81		100%	4%	$3	
24	Services														
	a) For services of 600 volts or less and not over 200 amperes in rating,	0.67	x	$244	=	$163	$158		97%	$162		100%	3%	$4	
	b) For services of 600 volts or less and over 200 amperes to 1,000	1.17	x	$244	=	$285	$277		97%	$284		100%	3%	$7	
	c) For services over 600 volts or over 1,000 amperes in rating	1.75	x	$244	=	$427	$416		97%	$427		100%	3%	$11	
25	Miscellaneous Apparatus, Conduits, and Conductors														
	a) For electrical apparatus, conduits, and conductors for which a permit is required but for which no fee is herein set forth	0.42	x	$244	=	$102	$98		96%	$101		99%	3%	$3	
	3-C MECHANICAL PERMIT														
	NEW BUILDINGS														
26	New Commercial buildings	0.0012	x	$244	=	$0.29	$0.28	per SF	96%	$0.29	per SF	100%	4%	$0.01	
27	New Residential buildings	0.0004	x	$244	=	$0.10	$0.09	per SF	92%	$0.10	per SF	99%	8%	$0.01	
	UNIT FEE SCHEDULE														
28	Furnaces														
	a) For installation or relocation of forced-air or gravity-type furnace, up to and including 100,000 Btu/h	1.25	x	$244	=	$305	$297		97%	$305		100%	3%	$8	
	b) For installation or relocation or forced-air or gravity-type furnace, over 100,000 Btu/h	1.25	x	$244	=	$305	$297		97%	$305		100%	3%	$8	
	c) For installation or relocation of each floor furnace	1.25	x	$244	=	$305	$297		97%	$305		100%	3%	$8	
	d) For installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit	1.25	x	$244	=	$305	$297		97%	$305		100%	3%	$8	
29	Appliance Vents														
	a) For the installation, relocation or replacement of each appliance vent not included in an appliance permit	2.00	x	$244	=	$488	$476		98%	$488		100%	3%	$12	
30	Repairs or Additions														
	a) For the repair or, alteration of, or additional to each	2.00	x	$244	=	$488	$476		98%	$488		100%	3%	$12	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Building

#	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Fee Structure	Current Cost Recovery	Proposed Fee	Proposed Fee Structure	Proposed Cost Recovery	Proposed Fee Change %	Proposed Fee Change $	Note
31	Boilers, Compressors and Absorption Systems														
	a) Up to and including 3 horsepower or up to and including 100,000 Btu/h	1.75	x	$244	=	$427	$416		97%	$427		100%	3%	$11	
	b) Over 3 horsepower to and including 15 horsepower or Over 100,000 Btu/h to and including 500,000 Btu/h	2.00	x	$244	=	$488	$476		98%	$488		100%	3%	$12	
	c) Over 15 to and including 30 horsepower or Over 500,000 to and including 1,000,000 Btu/h	2.17	x	$244	=	$529	$515		97%	$528		100%	3%	$13	
	d) Over 30 to and including 50 horsepower or Over 1,000,000 to and including 1,750,000 Btu/h	2.42	x	$244	=	$590	$574		97%	$589		100%	3%	$15	
	e) Over 50 horsepower or Over 1,750,000 Btu/h	2.67	x	$244	=	$651	$634		97%	$650		100%	3%	$16	
32	Air Handlers														
	a) Each unit up to and including 10,000 cubic feet per minute	1.33	x	$244	=	$325	$316		97%	$325		100%	3%	$9	
	b) Each unit Over 10,000 cfm	2.00	x	$244	=	$488	$476		98%	$488		100%	3%	$12	
33	Evaporative Coolers														
	a) For each evaporative cooler other than portable type	2.00	x	$244	=	$488	$476		98%	$488		100%	3%	$12	
34	Ventilation and Exhaust														
	a) For each ventilation fan connected to a single duct	0.42	x	$244	=	$102	$98		96%	$101		99%	3%	$3	
	b) For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	0.75	x	$244	=	$183	$178		97%	$183		100%	3%	$5	
	c) For the installation of each hood which is served by mechanical exhaust	2.00	x	$244	=	$488	$476		98%	$488		100%	3%	$12	
35	Incinerators														
	a) For the installation or relocation of each domestic-type incinerator	1.00	x	$244	=	$244	$238		98%	$244		100%	3%	$6	
	b) For the installation or relocation of each commercial or industrial-type incinerator	2.00	x	$244	=	$488	$476		98%	$488		100%	3%	$12	
36	Miscellaneous														
	a) For each appliance or piece of equipment regulated by the Mechanical Code but not classified in other appliance categories	2.00	x	$244	=	$488	$476		98%	$488		100%	3%	$12	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Building

#	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Fee Structure	Current Cost Recovery	Proposed Fee	Proposed Fee Structure	Proposed Cost Recovery	Proposed Fee Change %	Proposed Fee Change $	Note
	3-C PLUMBING PERMIT FEES														
	NEW BUILDINGS														
37	New Commercial buildings, per sq. ft.	0.0009	x	$244	=	$0.22	$0.22	per SF	100%	$0.22	per SF	100%	0%	($0.00)	
38	New Residential buildings, per sq. ft.	0.0004	x	$244	=	$0.10	$0.09	per SF	92%	$0.10	per SF	99%	8%	$0.01	
	UNIT FEE SCHEDULE														
39	Fixtures and Vents														
	a) For each plumbing fixture or trap or set of fixtures on one trap	1.00	x	$244	=	$244	$238		98%	$244		100%	3%	$6	
	b) For repair or alteration of drainage or vent piping, each fixture	1.00	x	$244	=	$244	$238		98%	$244		100%	3%	$6	
40	Sewers, Disposal Systems and Interceptors														
	a) For each building sewer and each trailer park sewer	1.00	x	$244	=	$244	$238		98%	$244		100%	3%	$6	
	b) For each cesspool	0.42	x	$244	=	$102	$98		96%	$101		99%	3%	$3	
	c) For each private sewage disposal system	0.42	x	$244	=	$102	$98		96%	$101		99%	3%	$3	
	d) For each industrial waste pretreatment interceptor	1.00	x	$244	=	$244	$238		98%	$244		100%	3%	$6	
	e) Rainwater systems	0.25	x	$244	=	$61	$58		95%	$61		100%	5%	$3	
41	Water Piping and Water Heaters														
	a) For installation, alteration, or repair of water piping and/or water-treating equipment	1.00	x	$244	=	$244	$238		98%	$244		100%	3%	$6	
	b) For each water heater including vent	1.00	x	$244	=	$244	$238		98%	$244		100%	3%	$6	
42	Water Softener	1.00	x	$244	=	$244	$238		98%	$244		100%	3%	$6	
43	Water Heater - Same Location (like for like)	1.00	x	$244	=	$244	$238		98%	$244		100%	3%	$6	
44	Gas Piping Systems														
	a) For each gas piping system of one to five outlets	0.67	x	$244	=	$163	$158		97%	$162		100%	3%	$4	
	b) For each additional outlet over five	0.03	x	$244	=	$6	$5.00		82%	$6		98%	20%	$1	
45	Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices														
	a) For each lawn sprinkler system on any one meter	1.00	x	$244	=	$244	$238		98%	$244		100%	3%	$6	
	b) For atmospheric-type vacuum breakers or backflow protection														
	i) 1 to 5 devices	0.42	x	$244	=	$102	$98		96%	$101		99%	3%	$3	
	ii) Over 5 devices, each	0.08	x	$244	=	$20	$18		89%	$20		98%	11%	$2	
	c) For each backflow protective device other than atmospheric-type vacuum breakers														
	i) 2 in and smaller	1.00	x	$244	=	$244	$238		98%	$244		100%	3%	$6	
	ii) Over 2 inches	1.00	x	$244	=	$244	$238		98%	$244		100%	3%	$6	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Building

#	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Fee Structure	Current Cost Recovery	Proposed Fee	Proposed Fee Structure	Proposed Cost Recovery	Proposed Fee Change %	Proposed Fee Change $	Note
46	Swimming Pools														
	a) Public pool	3.00	x	$244	=	$732	$714		98%	$732		100%	3%	$18	
	b) Public spa	2.50	x	$244	=	$610	$595		98%	$610		100%	3%	$15	
	c) Private pool	2.50	x	$244	=	$610	$595		98%	$610		100%	3%	$15	
	d) private spa	2.00	x	$244	=	$488	$476		98%	$488		100%	3%	$12	
47	Miscellaneous														
	a) For each appliance or piece of equipment regulated by the Mechanical Code but not classified in other appliance categories equipment regulated by the Plumbing Code but not classified in other appliance categories	1.00	x	$244	=	$244	$238		98%	$244		100%	3%	$6	
	3-G GRADING														
48	PLAN REVIEW FEES														
	a) 50 cubic yards or less	n/a				n/a	No Fee			No Fee			0%	n/a	
	b) 51 to 100 cubic yards	1.50	x	$244	=	$366	$357.00		98%	$366.00		100%	3%	$9	
	c) 101 to 1,000 cubic yards	4.00	x	$244	=	$976	$952.00		98%	$976.00		100%	3%	$24	
	d) 1,001 to 10,000 cubic yards	6.00	x	$244	=	$1,464	$1,428.00		98%	$1,464.00		100%	3%	$36	
	e) 10,001 to 100,000 cubic yards - base	10.00	x	$244	=	$2,440	$2,380.00		98%	$2,440.00		100%	3%	$60	
	i) Each additional 10,000 cubic yards					$108	$105.80		98%	$108.44		100%	2%	$3	
	f) 100,001 to 200,000 cubic yards - base	14.00	x	$244	=	$3,416	$3,332.00		98%	$3,416.00		100%	3%	$84	
	i) Each additional 10,000 cubic yards					$244	$238.00		98%	$244.00		100%	3%	$6	
	g) 200,001 cubic yards or more - base	24.00	x	$244	=	$5,856	$5,713.00		98%	$5,856.00		100%	3%	$143	
	i) Each additional 10,000 cubic yards					$122	$119.00		98%	$122.00		100%	3%	$3	
	3-H GRADING														
49	PERMIT FEES														
	a) 100 cubic yards or less	2.00	x	$244	=	$488	$476.00		98%	$488.00		100%	3%	$12	
	b) 101 to 1,000 cubic yards - base	2.00	x	$244	=	$488	$476.00		98%	$488.00		100%	3%	$12	
	i) Each additional 100 cubic yards					$81	$79.35		98%	$81.33		100%	2%	$2	
	c) 1,001 to 10,000 cubic yards - base	5.00	x	$244	=	$1,220	$1,190.00		98%	$1,220.00		100%	3%	$30	
	i) Each additional 1,000 cubic yards					$54	$52.90		98%	$54.22		100%	2%	$1	
	d) 10,001 to 100,000 cubic yards - base	7.00	x	$244	=	$1,708	$1,666.00		98%	$1,708.00		100%	3%	$42	
	i) Each additional 10,000 cubic yards					$217	$211.60		98%	$216.89		100%	2%	$5	
	e) 100,001 cubic yards or more - base	15.00	x	$244	=	$3,660	$3,570.00		98%	$3,660.00		100%	3%	$90	
	i) Each additional 10,000 cubic yards					$108	$105.80		98%	$108.44		100%	2%	$3	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Building

#	Fee Description	Service Time		Hourly Rate	Cost of Service	Current Fee	Current Fee Structure	Current Cost Recovery	Proposed Fee	Proposed Fee Structure	Proposed Cost Recovery	Proposed Fee Change %	Proposed Fee Change $	Note
	3-I OTHER INSPECTIONS AND FEES													
50	Minimum Permit Fee per Trade	1.00	x	$244	$244	$238		98%	$244		100%	3%	$6	
51	Inspections outside of normal business hours (per hour) (Min of 2 hours)	1.00	x	$317	$317	$308		97%	$317		100%	3%	$9	
52	Re-inspection fees assessed under provisions of Section 305.8 (per hour)	1.00	x	$244	$244	$238		98%	$244		100%	3%	$6	
53	Inspections or plan review for which no fee is specifically indicated (per hour)	1.00	x	$244	$244	$238		98%	$244		100%	3%	$6	
54	Additional plan review required by changes, additions or revisions to approved plans (per hour)	1.00	x	$244	$244	$238		98%	$244		100%	3%	$6	
55	For use of outside consultants for plan checking and inspections					No Fee			No Fee			0%		
56	Plan Review outside of normal business hours (per hour) (Min of 2 hours)	1.00	x	$317	$317	$308		97%	$317		100%	3%	$9	
57	Phased Plan Review ~~Check~~ (for each phase)					25% of original plan review fee		100%	25% of original plan review fee		100%	0%	$0	
58	Master Plan Fee					25% of plan check fee		100%	25% of plan check fee		100%	0%	$0	
59	Expedited Plan Review Service					Additional 50% of Current Plan Review Fee			Additional 50% of Current Plan Review Fee			0%	$0	
60	Fee for Work Commencing Before Permit Issuance - In Addition to Regularly Applicable Base Fees					Equal to Permit Fee			Equal to Permit Fee			0%	$0	
61	Alternate Materials & Methods Review (per hour) (Minimum 3 hours)	1.00	x	$244	$244	$238			$244		100%	3%	$6	
62	Temporary Certificate of Occupancy	5.00	x	$244	$1,220	$1,190		98%	$1,220		100%	3%	$30	
63	Permit to Final (per trade) (minimum of 1-hour per trade)	1.00	x	$244	$244	$238		98%	$244		100%	3%	$6	
64	Application Extension	0.42	x	$244	$102	$98		96%	$101		99%	3%	$3	
65	Permit Extension	0.42	x	$244	$102	$98		96%	$101		99%	3%	$3	
66	Replacement Permit	0.42	x	$244	$102	$98		96%	$101		99%	3%	$3	
67	Addressing (per hour - two hour minimum)	1.00	x	$244	$244	$238		98%	$244		100%	3%	$6	
68	Plan Duplication of lost plan set (up to 20 pages)	0.42	x	$244	$102	$98		96%	$101		99%	3%	$3	
69	Review and stamp transfer of lost plan set	0.42	x	$244	$102	$98		96%	$101		99%	3%	$3	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Building

#	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Fee Structure	Current Cost Recovery	Proposed Fee	Proposed Fee Structure	Proposed Cost Recovery	Proposed Fee Change %	Proposed Fee Change $	Note
70	Photovoltaic - Commercial														
	a) 50KW or less						$1,000			$1,000			0%	$0	
	b) Between 50KW and 250 KW (base)						$1,000			$1,000			0%	$0	
	i) Between 50KW and 250 KW (per KW)						$7			$7			0%	$0	
	c) Greater than 250 KW (base)						$2,400			$2,400			0%	$0	
	i) Greater than 250 KW (per KW)						$5			$5			0%	$0	
71	Photovoltaic - Solar Thermal														
	a) 10kwth or less						$450			$450			0%	$0	
	b) Greater than 10kwth (Base)						$450			$450			0%	$0	
	i) Per kwth above 10kwth						$15			$15			0%	$0	
72	Pool Demo	1.00	x	$244	=	$244	$238		98%	$244		100%	3%	$6	
73	Residential Reroof	2.92	x	$244	=	$712	$694		97%	$712		100%	3%	$18	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Building

#	Fee Description	Service Time		Hourly Rate	Cost of Service	Current Fee	Current Fee Structure	Current Cost Recovery	Proposed Fee	Proposed Fee Structure	Proposed Cost Recovery	Proposed Fee Change %	Proposed Fee Change $	Note
	SINGLE-FAMILY / DUPLEX / ADDITIONAL DWELLING UNIT													
	RESIDENTIAL SCALED PLAN REVIEW AND PERMIT FEE													
	PLAN REVIEW													
74	Project Size													
	a) 1 to 250 sq. ft.	3.00	x	$244	$732	$714.15		98%	$732.00		100%	2%	$18	
	b) 251 to 1,000 sq. ft.													
	i) First 250 sq. ft.	3.00	x	$244	$732	$714.15		98%	$732.00		100%	2%	$18	
	ii) Each additional 100 sq. ft. or fraction thereof	1.20	x	$244	$293	$285.66		98%	$292.80		100%	2%	$7	
	c) 1,001 to 3,000 sq. ft.													
	i) First 1,000 sq. ft.	12.00	x	$244	$2,928	$2,856.60		98%	$2,928.00		100%	2%	$71	
	ii) Each additional 100 sq. ft. or fraction thereof	0.60	x	$244	$146	$142.83		98%	$146.40		100%	2%	$4	
	d) 3,001 to +													
	i) First 3,000 sq. ft.	24.00	x	$244	$5,856	$5,713.20		98%	$5,856.00		100%	2%	$143	
	ii) Each additional 100 sq. ft. or fraction thereof	0.30	x	$244	$73	$71.42		98%	$73.20		100%	2%	$2	
	PERMIT FEE ~~INSPECTION~~													
75	Project Size													
	a) 1 to 250 sq. ft.	3.33	x	$244	$813	$792.71		98%	$812.52		100%	2%	$20	
	b) 251 to 1,000 sq. ft.													
	i) First 250 sq. ft.	3.33	x	$244	$813	$792.71		98%	$812.52		100%	2%	$20	
	ii) Each additional 100 sq. ft. or fraction thereof	1.02	x	$244	$250	$243.44		98%	$249.53		100%	3%	$6	
	c) 1,001 to 3,000 sq. ft.													
	i) First 1,000 sq. ft.	11.00	x	$244	$2,684	$2,618.55		98%	$2,684.00		100%	2%	$65	
	ii) Each additional 100 sq. ft. or fraction thereof	0.87	x	$244	$211	$206.28		98%	$211.43		100%	2%	$5	
	d) 3,001 sq. ft. to +													
	i) First 3,000 sq. ft.	28.33	x	$244	$6,913	$6,743.96		98%	$6,912.52		100%	2%	$169	
	ii) Each additional 100 sq. ft. or fraction thereof	0.43	x	$244	$106	$103.14		98%	$105.71		100%	2%	$3	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Building

#	Fee Description	Service Time		Hourly Rate	Cost of Service	Current Fee	Current Fee Structure	Current Cost Recovery	Proposed Fee	Proposed Fee Structure	Proposed Cost Recovery	Proposed Fee Change %	Proposed Fee Change $	Note
	COMMERCIAL / MULTI-FAMILY /													
	INDUSTRIAL SCALED PLAN REVIEW AND PERMIT FEE													
76	**PLAN REVIEW**													
	Project Valuation													
	a) $1 to $1,000	0.50	x	$244	$122	$119.03		98%	$122.00		100%	2%	$3	
	b) $1,001 to $10,000													
	i) First $1,000	0.50	x	$244	$122	$119.03		98%	$122.00		100%	2%	$3	
	ii) Each additional $1,000 or fraction thereof	0.08	x	$244	$20	$19.84		98%	$20.33		100%	2%	$0	
	c) $10,001 to $75,000													
	i) First $10,000	1.25	x	$244	$305	$297.56		98%	$305.00		100%	2%	$7	
	ii) Each additional $1,000 or fraction thereof	0.07	x	$244	$18	$17.40		98%	$17.83		100%	2%	$0	
	d) $75,001 to $150,000													
	i) First $75,000	6.00	x	$244	$1,464	$1,428.30		98%	$1,464.00		100%	2%	$36	
	ii) Each additional $1,000 or fraction thereof	0.09	x	$244	$23	$22.22		98%	$22.77		100%	2%	$1	
	e) $150,001 to $750,000													
	i) First $150,000	13.00	x	$244	$3,172	$3,094.65		98%	$3,172.00		100%	2%	$77	
	ii) Each additional $1,000 or fraction thereof	0.03	x	$244	$8	$7.74		98%	$7.93		100%	2%	$0	
	f) $750,001 to $3,000,000													
	i) First $750,000	32.50	x	$244	$7,930	$7,736.63		98%	$7,930.00		100%	2%	$193	
	ii) Each additional $1,000 or fraction thereof	0.02	x	$244	$6	$5.44		97%	$5.58		100%	3%	$0	
	g) $3,000,001 to $10,000,000													
	i) First $3,000,000	84.00	x	$244	$20,496	$19,996.20		98%	$20,496.00		100%	2%	$500	
	ii) Each additional $1,000 or fraction thereof	0.01	x	$244	$3	$3.20		98%	$3.28		100%	2%	$0	
	h) $10,000,001 to +													
	i) First $10,000,000	178.00	x	$244	$43,432	$42,372.90		98%	$43,432.00		100%	2%	$1,059	
	ii) Each additional $1,000 or fraction thereof	0.01	x	$244	$2	$1.59		97%	$1.64		100%	3%	$0	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Building

#	Fee Description	Service Time		Hourly Rate	Cost of Service	Current Fee	Current Fee Structure	Current Cost Recovery	Proposed Fee	Proposed Fee Structure	Proposed Cost Recovery	Proposed Fee Change %	Proposed Fee Change $	Note
77	**PERMIT FEE ~~INSPECTION~~**													
	Project Valuation													
	a) $1 to $1,000	0.50	x	$244	$122	$119.03		98%	$122.00		100%	2%	$3	
	b) $1,001 to $10,000													
	i) First $1,000	0.50	x	$244	$122	$119.03		98%	$122.00		100%	2%	$3	
	ii) Each additional $1,000 or fraction thereof	0.17	x	$244	$41	$39.58		98%	$40.57		100%	3%	$1	
	c) $10,001 to $75,000													
	i) First $10,000	2.00	x	$244	$487	$475.26		98%	$487.14		100%	3%	$12	
	ii) Each additional $1,000 or fraction thereof	0.09	x	$244	$23	$21.98		98%	$22.54		100%	3%	$1	
	d) $75,001 to $150,000													
	i) First $75,000	8.00	x	$244	$1,952	$1,904.40		98%	$1,952.00		100%	2%	$48	
	ii) Each additional $1,000 or fraction thereof	0.11	x	$244	$26	$25.39		98%	$26.03		100%	3%	$1	
	e) $150,001 to $750,000													
	i) First $150,000	16.00	x	$244	$3,904	$3,808.80		98%	$3,904.00		100%	2%	$95	
	ii) Each additional $1,000 or fraction thereof	0.04	x	$244	$10	$9.52		98%	$9.76		100%	3%	$0	
	f) $750,001 to $3,000,000													
	i) First $750,000	40.00	x	$244	$9,760	$9,522.00		98%	$9,760.00		100%	2%	$238	
	ii) Each additional $1,000 or fraction thereof	0.02	x	$244	$4	$4.23		98%	$4.34		100%	2%	$0	
	g) $3,000,001 to $10,000,000													
	i) First $3,000,000	80.00	x	$244	$19,520	$19,044.00		98%	$19,520.00		100%	2%	$476	
	ii) Each additional $1,000 or fraction thereof	0.02	x	$244	$4	$3.95		98%	$4.04		100%	2%	$0	
	h) $10,000,001 to +													
	i) First $10,000,000	196.00	x	$244	$47,824	$46,657.80		98%	$47,824.00		100%	2%	$1,166	
	ii) Each additional $1,000 or fraction thereof	0.01	x	$244	$2	$1.97		98%	$2.02		100%	2%	$0	

City of Santa Clara
The Center of What's Possible

Planning Fees

City of Santa Clara
User and Regulatory Fee Study
Allocation of Annual Labor Effort - Planning

Position [a]	FTE [a]	Total Hours Per FTE [b]	Less: Holiday & Leave [c]	Productive Hours Per FTE	Total Productive Hours	Indirect [d]	Direct [d]	Total	Total Indirect Hours	Total Direct Hours	Total Hours
Associate Planner	3.75	2,080	216	1,864	6,990	20%	80%	100%	1,398	5,592	6,990
Asst Dir. of Community Development	0.77	2,080	216	1,864	1,435	85%	15%	100%	1,220	215	1,435
Code Enforcement Officer	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864
Code Enforcement Technician	2.00	2,080	216	1,864	3,728	20%	80%	100%	746	2,982	3,728
Development Review Officer	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864
Director of Community Development	0.77	2,080	216	1,864	1,435	100%	0%	100%	1,435	-	1,435
Office Specialist II	1.00	2,080	216	1,864	1,864	100%	0%	100%	1,864	-	1,864
Office Specialist III	0.50	2,080	216	1,864	932	100%	0%	100%	932	-	932
Planning Manager	1.00	2,080	216	1,864	1,864	65%	35%	100%	1,212	652	1,864
Principal Planner	2.00	2,080	216	1,864	3,728	20%	80%	100%	746	2,982	3,728
Senior Planner	2.00	2,080	216	1,864	3,728	20%	80%	100%	746	2,982	3,728
Staff Aide II	1.00	2,080	216	1,864	1,864	100%	0%	100%	1,864	-	1,864
Staff Analyst I	1.00	2,080	216	1,864	1,864	100%	0%	100%	1,864	-	1,864
Subtotal - Directly Budgeted FTE	17.79				**33,161**				**14,771**	**18,389**	**33,161**
Total									**45%**	**55%**	**100%**

[a] Source: FY 25/26 Adopted budget.
[b] Based on 40 hour week * 52 weeks per year.
[c] Amount intended to serve as reasonable estimate. Amount will vary annually, and by employee. Amount assumes twelve days holiday, ten days vacation/personal leave, five days sick leave.
[d] Amounts intended to serve as reasonable estimates developed for purposes of this analysis. Amount will vary annually, and by employee. Amount based on position and consultant experience working with similar municipalities.

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Planning

FY 25/26 Adopted Expenses [a]		Program	5522	5523	5524	5525				
Fund #	Fund Desc	Account Desc	Dev Review	Advanced Planning	Historical Preservation	Code Enforcement	Subtotal	Adjustment	Total	Notes
001	General Fund	87001 - Salaries & Benefits	$0	$0	$0	$0	$0	$0	$0	
001	General Fund	87010 - Salary and Wages	$1,032,203	$855,600	$357,870	$561,762	$2,807,435	$0	$2,807,435	
001	General Fund	87011 - Salary Savings - Attrition and Time O	($33,337)	($26,223)	($11,070)	($17,152)	($87,782)	$0	($87,782)	
001	General Fund	87017 - Premium Pay	$955	$95	$0	$0	$1,050	$0	$1,050	
001	General Fund	87020 - Salary And Wages - As Needed	$67,299	$0	$0	$0	$67,299	$0	$67,299	
001	General Fund	87030 - Overtime	$16,627	$9,501	$9,501	$5,938	$41,567	$0	$41,567	
001	General Fund	87110 - Contra Account - Reimbd Salary & W	($11,373)	$0	$0	$0	($11,373)	$11,373	$0	
001	**General Fund**	**1 Salary Accounts**	**$1,072,374**	**$838,973**	**$356,301**	**$550,548**	**$2,818,196**	**$11,373**	**$2,829,569**	
001	General Fund	87212 - Retirement - Non Public Safety	$363,718	$301,503	$126,072	$197,942	$989,235	$0	$989,235	
001	General Fund	87221 - Medicare	$15,392	$12,933	$5,244	$8,363	$41,932	$0	$41,932	
001	General Fund	87222 - Social Security	$56,223	$48,711	$20,135	$33,718	$158,787	$0	$158,787	
001	General Fund	87223 - Social Security - OT	$1,031	$589	$589	$368	$2,577	$0	$2,577	
001	General Fund	87224 - Medicare OT	$241	$137	$137	$88	$603	$0	$603	
001	General Fund	87230 - Health Allocation	$106,413	$92,426	$45,359	$96,845	$341,043	$0	$341,043	
001	General Fund	87241 - Dental - City Paid	$1,654	$1,400	$640	$1,127	$4,821	$0	$4,821	
001	General Fund	87242 - Long Term Disability-CIty Paid	$3,129	$2,485	$1,195	$2,253	$9,062	$0	$9,062	
001	General Fund	87243 - Vision- City Paid	$670	$570	$260	$458	$1,958	$0	$1,958	
001	General Fund	87250 - Basic Life Insurance	$371	$388	$148	$198	$1,105	$0	$1,105	
001	General Fund	87271 - VEBA	$3,660	$3,102	$1,416	$2,496	$10,674	$0	$10,674	
001	General Fund	87272 - EAP	$258	$225	$103	$179	$765	$0	$765	
001	General Fund	87274 - Auto Allowance	$3,600	$5,568	$864	$864	$10,896	$0	$10,896	
001	General Fund	87275 - Mobile Phone Allowance	$1,726	$2,324	$730	$538	$5,318	$0	$5,318	
001	General Fund	87279 - Misc. Other Benefits				$1,275	$1,275	$0	$1,275	
001	General Fund	87280 - City Paid Deferred Compensation	$6,480	$8,712	$2,736	$2,016	$19,944	$0	$19,944	
001	General Fund	87390 - OPEB	$26,401	$22,368	$10,209	$17,999	$76,977	$0	$76,977	
001	**General Fund**	**2 Benefit Accounts**	**$590,967**	**$503,441**	**$215,837**	**$366,727**	**$1,676,972**	**$0**	**$1,676,972**	
001	General Fund	87500 - Operating Supplies	$52,255	$3,712	$2,517	$1,802	$60,286	$0	$60,286	
001	General Fund	87810 - Utilities Expenses	$0	$0	$759	$0	$759	$0	$759	
001	General Fund	87825 - Conference, Travel and Training	$28,626	$0	$12,352	$1,800	$42,778	$0	$42,778	
001	General Fund	87870 - Contractual Services	$92,097	$0	$550	$0	$92,647	$0	$92,647	
001	General Fund	87900 - Rent Expense	$1,774	$0	$0	$0	$1,774	$0	$1,774	
001	**General Fund**	**3 Mat/Serv/Sup**	**$174,752**	**$3,712**	**$16,178**	**$3,602**	**$198,244**	**$0**	**$198,244**	
001	General Fund	87640 - Vehicle Equipment Maintenance	$3,514	$0	$0	$0	$3,514	$0	$3,514	
001	General Fund	87650 - Technical Services Maintenance	$111,953	$86,231	$36,068	$56,617	$290,869	$0	$290,869	
001	General Fund	87680 - Unemployment Insurance	$514	$411	$171	$275	$1,371	$0	$1,371	
001	General Fund	87740 - Vehicle Equipment Amortization	$5,941	$0	$0	$0	$5,941	$0	$5,941	
001	**General Fund**	**5 Interfund Services**	**$121,922**	**$86,642**	**$36,239**	**$56,892**	**$301,695**	**$0**	**$301,695**	
Subtotal			**$1,960,015**	**$1,432,768**	**$624,555**	**$977,769**	**$4,995,107**	**$11,373**	**$5,006,480**	

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Planning

Adjustments for Fully-Burdened Hourly Rate Calculation

Allocation of Citywide Overhead

Description	Dev Review	Advanced Planning	Historical Preservation	Code Enforcement	Subtotal	Adjustment	Total	Notes
Allocation of Citywide Overhead	$245,560	$169,006	$73,929	$123,035	$611,531	$0	$611,531	[b]

Total Divisional Costs

Total	**$2,205,575**	**$1,601,774**	**$698,484**	**$1,100,804**	**$5,606,638**	**$11,373**	**$5,618,011**

Calculation of Fully-Burdened Hourly Rate

Description	Total	Notes
Divisional Expenses	$5,618,011	
Direct Hours	18,389	[c]
Total	**$306**	

Full Cost Factors for Hourly Rate Buildup

Description	Total	Share	Per Hour
Personnel	$4,506,541	80%	$245
Equipment	$0	0%	$0
Materials / Supplies	$499,939	9%	$27
Other Costs	$0	0%	$0
Overhead	$611,531	11%	$33
Total	**$5,618,011**	**100%**	**$306**

[a] Source: FY 25/26 Adopted budget.
[b] Source: Citywide overhead cost allocation plan.
[c] See worksheet labeled: Allocation of Annual Labor Effort - Planning.

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Planning

#	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Fee Unit	Proposed Fee Change %	Proposed Fee Change $	Note
	Rezoning													
1	Rezone single lot to R1	40.00	x	$306	=	$12,240	$9,478	77%	$9,951	81%	per application	5%	$473	
2	Non Planned Development (PD)	75.00	x	$306	=	$22,950	$21,519	94%	$22,594	98%		5%	$1,075	
3	Planned Development (PD)	200.00	x	$306	=	$61,200	$61,065	100%	$61,200	100%		0%	$135	
4	Development Area Plan Related to a PD-MC Rezoning	130.00	x	$306	=	$39,780	$39,692	100%	$39,780	100%		0%	$88	
	Zoning Clearance													
5	Zoning Clearance for Home Occupancy	0.50	x	$306	=	$153	$305	199%	$153	100%		-50%	($152)	
6	Zoning Clearance for Live Entertainment and Outdoor Dining (up to 24 seats)	1.00	x	$306	=	$306	$305	100%	$306	100%		0%	$1	
7	Zoning Clearance - Single-Family	1.00	x	$306	=	$306	$305	100%	$306	100%		0%	$1	
8	Zoning Clearance - ABC or DMV Review	1.00	x	$306	=	$306	$305	100%	$306	100%		0%	$1	
9	Zoning Clearance - Mobile Food Vendor, Other, Non-Single Family	2.00	x	$306	=	$612	$610	100%	$612	100%		0%	$2	
	Zoning Code Text Amendment													
10	Zoning Code Text Amendment	90.00	x	$306	=	$27,540	$27,479	100%	$27,540	100%	per application	0%	$61	
	Variance													
11	Variance - Single Family	60.00	x	$306	=	$18,360	$3,622	20%	$3,803	21%	per application	5%	$181	
12	Variance - All Others	80.00	x	$306	=	$24,480	$10,769	44%	$11,845	48%	per application	10%	$1,076	
	Minor Modifications													
13	Single Family	2.00	x	$306	=	$612	$610	100%	$612	100%		0%	$2	
14	All Others	5.00	x	$306	=	$1,530	$1,526	100%	$1,530	100%		0%	$4	
	Off-Site Parking													
15	Off-Site Parking Permit (Citywide)	5.00	x	$306	=	$1,530	$1,526	100%	$1,530	100%		0%	$4	
16	Off-Site Parking Permit (Events North of 101)	10.00	x	$306	=	$3,060	$1,526	50%	$1,831	60%	per permit / per year	20%	$305	
17	Off-Site Parking Facilities (Events North of 101)						$6.94		$6.94		per space / per event	0%	$0.00	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Planning

#	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Fee Unit	Proposed Fee Change %	Proposed Fee Change $	Note
	Use Permit													
18	Use Permit - Standard	80.00	x	$306	=	$24,480	$15,063	62%	$15,816	65%	per application	5%	$753	
19	Use Permit - Minor (Single Family)	25.00	x	$306	=	$7,650	$1,229	16%	$1,351	18%	per application	10%	$122	
20	Use Permit - Minor (All Other)	25.00	x	$306	=	$7,650	$6,508	85%	$6,833	89%	per application	5%	$325	
	Temporary Use Permit													
21	Temporary Use Permit - Planning Commission Referral	80.00	x	$306	=	$24,480	$3,053	12%	$3,663	15%	per application	20%	$610	
22	Temporary Use Permit - Administrative Approval (Non Profit)	1.00	x	$306	=	$306	$287	94%	$306	100%		7%	$19	
23	Temporary Use Permit - Administrative Approval	15.00	x	$306	=	$4,590	$1,526	33%	$1,831	40%		20%	$305	
	Maps													
24	4 or Fewer Lots	60.00	x	$306	=	$18,360	$18,319	100%	$18,360	100%		0%	$41	
25	5 or More Lots	80.00	x	$306	=	$24,480	$24,426	100%	$24,480	100%		0%	$54	
26	Lot Line Adjustment	20.00	x	$306	=	$6,120	$6,106	100%	$6,120	100%		0%	$14	
	Appeals													
27	From Non-Applicant Resident	80.00	x	$306	=	$24,480	$541	2%	$568	2%	per request	5%	$27	
28	All Others	80.00	x	$306	=	$24,480	$10,848	44%	$11,390	47%		5%	$542	
	Mailed Notices													
29	Mailed Notices (2x)													
	a) Beginning of Project						Actual Cost	100%	Actual Cost	100%		0%	$0	
	b) Prior to Completion						Actual Cost	100%	Actual Cost	100%		0%	$0	
	~~Reposting of~~ **Public Notification**													
30	Single Family	4.00	x	$306	=	$1,224	$134	11%	$140	11%	per application	4%	$6	
31	Non-Single Family	4.00	x	$306	=	$1,224	$1,221	100%	$1,224	100%	per application	0%	$3	
32	~~Re-Noticing in~~ Newspaper Notice						At Cost	100%	At Cost	100%		0%	$0	
	Annexation													
33	Annexation of territory to City of Santa Clara	140.00	x	$306	=	$42,840	$42,745	100%	$42,840	100%	per application	0%	$95	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Planning

#	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Fee Unit	Proposed Fee Change %	Proposed Fee Change $	Note
	Architectural Review													
34	Over the Counter	2.00	x	$306	=	$612	$0	0%	$0	0%		0%	$0	
35	Accessory Dwelling Unit/Junior Accessory Dwelling Unit	1.00	x	$306	=	$306	$305	100%	$306	100%		0%	$1	
36	Change to Approved Projects ~~Minor Amendment to Approved Project~~													
	a) Single Family	3.00	x	$306	=	$918	$305	33%	$320	35%		5%	$15	
	b) All Other	6.00	x	$306	=	$1,836	$915	50%	$1,098	60%		20%	$183	
37	Single Family Residential Going to DRH	40.00	x	$306	=	$12,240	$1,229	10%	$1,290	11%		5%	$61	
38	New development - Non-SFR	120.00	x	$306	=	$36,720	$36,639	100%	$36,720	100%		0%	$81	
~~39~~	~~SB 9 Review~~													
39	SB 35/423 Review	120.00	x	$306	=	$36,720	$24,426	n/a	$26,868	73%		10%	$2,442	
40	Design Consultant Review						Deposit of Consultant Estimated Costs plus Citywide Overhead	100%	Deposit of Consultant Estimated Costs plus Citywide Overhead					

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Planning

#	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Fee Unit	Proposed Fee Change %	Proposed Fee Change $	Note
	Environmental Review													
41	City review of Draft EIR and preparation of Final EIR	120.00	x	$306	=	$36,720	$36,639	100%	$36,720	100%	per application	0%	$81	
42	City review of Supplemental EIR/Final EIR	120.00	x	$306	=	$36,720	$18,319	50%	$21,982	60%		20%	$3,663	
43	City review of NEPA	60.00	x	$306	=	$18,360	$18,319	100%	$18,360	100%		0%	$41	
44	City review or preparation of Initial Study/MND and Negative Declaration	80.00	x	$306	=	$24,480	$24,426	100%	$24,480	100%	per application	0%	$54	
45	Exemption	3.00	x	$306	=	$918	$915	100%	$918	100%		0%	$3	
46	Exemption (SFR or Paperless)	0.50	x	$306	=	$153	$0	0%	$0	0%		0%	$0	
47	Recordation of Exemption (NOE)	2.00	x	$306	=	$612	$610	100%	$612	100%		0%	$2	
48	AB 52 Tribal Consultation	8.00	x	$306	=	$2,448	$915	n/a	$1,098	45%		20%	$183	
49	Re-Use of Prior Environmental Determination	6.00	x	$306	=	$1,836	$1,831	100%	$1,836	100%		0%	$5	
50	Addendum to Prior Environmental Determination	16.00	x	$306	=	$4,896	$4,885	100%	$4,896	100%		0%	$11	
	General Plan Amendment													
51	General Plan Amendment													
	a) Single Family	40.00	x	$306	=	$12,240	$3,080	25%	$3,234	26%		5%	$154	
	b) Up to One acre	80.00	x	$306	=	$24,480	$24,426	100%	$24,480	100%	per application	0%	$54	
	c) One to Five acres	120.00	x	$306	=	$36,720	$36,639	100%	$36,720	100%		0%	$81	
	d) Over Five acres	140.00	x	$306	=	$42,840	$42,745	100%	$42,840	100%		0%	$95	
	Development Agreement													
52	Development Agreement	120.00	x	$306	=	$36,720	$36,639	100%	$36,720	100%	per application	0%	$81	
53	Amendment or Cancellation of Development Agreement	40.00	x	$306	=	$12,240	$12,213	100%	$12,240	100%	per application	0%	$27	
54	Development Agreement Negotiations						Actual Cost	100%	Actual Cost	100%		0%	$0	
	Certificate of Compliance													
55	Certificate of Compliance	8.00	x	$306	=	$2,448	$2,442	100%	$2,448	100%	per certificate	0%	$6	
	Signs													
56	Sign Permit Fees (attached or ground) for first sign													
	a) First Sign	2.00	x	$306	=	$612	$360	59%	$378	62%	per application	5%	$18	
	b) Each Additional Sign	0.50	x	$306	=	$153	$87	57%	$91	59%	per application	5%	$4	
57	Temporary Sign Permit/Street Banner (pursuant to Zoning Ord. Sec. 40-27) good for 60 days~~; or each additional sign under a Sign Permit application~~	0.50	x	$306	=	$153	$87	57%	$91	59%	per application	5%	$4	
58	Temporary Sign Removal Fees	0.50	x	$306	=	$153	$152	99%	$153	100%	per sign	1%	$1	
59	Comprehensive Sign Program	15.00	x	$306	=	$4,590	$4,579	100%	$4,590	100%		0%	$11	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Planning

#	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Fee Unit	Proposed Fee Change %	Proposed Fee Change $	Note
	Pre-Application													
60	Single Family	8.00	x	$306	=	$2,448	$540	22%	$567	23%		5%	$27	
61	Planning Review	16.00	x	$306	=	$4,896	$3,613	74%	$3,793	77%		5%	$180	
62	Project Clearance Committee	20.00	x	$306	=	$6,120	$6,106	100%	$6,120	100%		0%	$14	
63	SB9 Review	10.00	x	$306	=	$3,060	$916	30%	$1,099	36%		20%	$183	
64	SB330 Review	40.00	x	$306	=	$12,240	$6,106	50%	$7,327	60%		20%	$1,221	
	Zoning Verification													
65	Flood Zone Verification	1.00	x	$306	=	$306	$305	100%	$306	100%		0%	$1	
66	Zoning Verification	3.00	x	$306	=	$918	$525	57%	$551	60%		5%	$26	
	Historical & Landmarks													
67	Single Family	40.00	x	$306	=	$12,240	$1,014	8%	$1,064	9%		5%	$50	
68	All Others	40.00	x	$306	=	$12,240	$4,580	37%	$4,809	39%		5%	$229	
69	Mills Act Application	45.00	x	$306	=	$13,770	$8,746	64%	$9,620	70%	per application	10%	$874	
70	Mills Act Plaque													
	a) Small						Actual Cost	100%	Actual Cost	100%				
	b) Large						Actual Cost	100%	Actual Cost	100%				
71	Non-Historical Referral to Historical and Landmarks Commission													
	a) Standard	20.00	x	$306	=	$6,120	Bill hourly	Bill hourly	$6,120	100%		varies	varies	
	b) Comprehensive	40.00	x	$306	=	$12,240	Bill hourly	Bill hourly	$12,240	100%		varies	varies	
	Stormwater Management Plan Review													
~~72~~	~~Stormwater Management Plan Review~~						~~$915~~							
	Short-Term Rental Permit													
72	Short-Term Rental Permit													
	a) New	1.00	x	$306	=	$306	$385	88%	$439	100%		14%	$54	
	plus: Contract Service Cost					$133								
	b) Renewal	1.00	x	$306	=	$306	$385	88%	$439	100%		14%	$54	
	plus: Contract Service Cost					$133								

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Planning

#	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Fee Unit	Proposed Fee Change %	Proposed Fee Change $	Note
	Significant Property Alteration													
73	Major - Single Family	40.00	x	$306	=	$12,240	$1,014	8%	$1,064	9%		5%	$50	
74	Major - Other	40.00	x	$306	=	$12,240	$12,213	100%	$12,240	100%		0%	$27	
75	Minor - Single Family	20.00	x	$306	=	$6,120	$676	11%	$709	12%		5%	$33	
76	Minor - Other	20.00	x	$306	=	$6,120	$2,151	35%	$2,258	37%		5%	$107	
	Time Extensions													
77	Administrative Entitlement Extension	1.00	x	$306	=	$306	$305	100%	$306	100%		0%	$1	
	Tree Removal Permit													
78	Tree Removal Permit													
	a) Single Family Residence	2.00	x	$306	=	$612	$305	50%	$320	52%		5%	$15	
	b) All Others	2.00	x	$306	=	$612	$610	100%	$612	100%		0%	$2	
	c) Heritage Tree Removal	8.00	x	$306	=	$2,448	$861	35%	$904	37%		5%	$43	
	Re-Inspection Services													
79	Code Enforcement Re-Inspection Fee	1.00	x	$306	=	$306	$286	93%	$306	100%		7%	$20	
	Hourly Rates and Costs for Services													
80	In-House Planning Rate for Services Provided and Not Listed Elsewhere in this Schedule (per hour)	1.00	x	$306	=	$306	$305	100%	$306	100%	per hour	0%	$1	
81	Contract Administration						Actual Cost	Actual Cost	Actual Cost	100%		0%	$0	
82	Preparation or Peer Review of Technical Report	varies				varies	Pass Through of Actual Cost plus 10% Admin Fee		Pass Through of Actual Cost plus 10% Admin Fee	100%		0%	$0	
	Transportation Demand Management Fee													
83	Transportation Demand Management Fee	1.00	x	$306	=	$306	$2,992	100%	$2,993	100%		0%	$1	
	plus: Contract Service Cost					$2,687								
	Specific Plan Fee - Lawrence Station Area Plan (LSAP)													
84	Phase I Developers						$24,989.49		$25,749.17		per acre	3%	$760	
85	Phase II Developers						$15,980.82		$16,466.64		per acre	3%	$486	
86	**Specific Plan Fee - Tasman East Specific Plan Area (TESP)**						$316.17		$325.78		per unit	3%	$10	
	Patrick Henry Drive CFD Formation													
87	Application Received Before July 1, 2023 fee due prior to issuance of Certificate of Occupancy	2.75	x	$306	=	$842	$839.19	100%	$841	100%	per acre	0%	$2	
88	Application Received On/After July 1, 2023 fee due prior to Development Review Hearing (DRH)	2.75	x	$306	=	$842	$839.19	100%	$841	100%	per acre	0%	$2	

City of Santa Clara
The Center of What's Possible

Housing and Community Services Fees

City of Santa Clara
User and Regulatory Fee Study
Allocation of Annual Labor Effort - Housing and Community Services

Position [a]	FTE [a]	Total Hours Per FTE [b]	Less: Holiday & Leave [c]	Productive Hours Per FTE	Total Productive Hours	Indirect [d]	Direct [d]	Total	Total Indirect Hours	Total Direct Hours	Total Hours	Total Salary Top Step [e]	Annual Salary
Housing Division Manager	1.00	2,080	216	1,864	1,864	60%	40%	100%	1,118	746	1,864	$114	$237,123
Housing Development Officer	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$90	$186,212
Building/Housing Inspector	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$73	$152,152
Management Analyst	3.00	2,080	216	1,864	5,592	20%	80%	100%	1,118	4,474	5,592	$78	$489,195
Office Specialist III	1.00	2,080	216	1,864	1,864	50%	50%	100%	932	932	1,864	$56	$116,173
Staff Aide I	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$56	$116,173
Staff Analyst I	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$68	$141,462
Staff Analyst II	2.00	2,080	216	1,864	3,728	20%	80%	100%	746	2,982	3,728	$71	$297,252
Total	**11.00**				**20,504**				**5,406**	**15,098**	**20,504**		$1,735,743
Total									**26%**	**74%**	**100%**		

[a] Source: FY 25/26 Adopted budget.
[b] Based on 40 hour week * 52 weeks per year.
[c] Amount intended to serve as reasonable estimate. Amount will vary annually, and by employee. Amount assumes twelve days holiday, ten days vacation/personal leave, five days sick leave.
[d] Amounts intended to serve as reasonable estimates developed for purposes of this analysis. Amount will vary annually, and by employee. Amount based on position and consultant experience working with similar municipalities.
[e] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Housing and Community Services

FY 25/26 Adopted Expenses [a]		Program	5542	5543	5545	5546	5547	5548				
Fund #	Fund Desc	Account Desc	CS - Fed/St Grant	Comm Svcs - NCIP	Comm Svc - Aff H'sng	CD - Housing Auth	Comm Dev - Aff H'sng	Comm Dev - H'sng S'csr	Subtotal	Adjust	Total	Notes
All	All	87001 - Salaries & Benefits	$0	$0	$0	$0	$0	$0	$0	$0	$0	
All	All	87010 - Salary and Wages	$122,008	$147,178	$487,056	$67,042	$321,452	$248,440	$1,393,176	$0	$1,393,176	
All	All	87011 - Salary Savings - Attrition and Time O	$0	$0	($8,148)	$0	$0	$0	($8,148)	$0	($8,148)	
All	All	87020 - Salary And Wages - As Needed	$0	$0	$2,622	$0	$90,509	$24,922	$118,053	$0	$118,053	
All	**All**	**1 Salary Accounts**	**$122,008**	**$147,178**	**$481,530**	**$67,042**	**$411,961**	**$273,362**	**$1,503,081**	**$0**	**$1,503,081**	
All	All	87212 - Retirement - Non Public Safety	$11,434	$51,866	$127,978	$23,293	$111,954	$86,723	$413,248	$0	$413,248	
All	All	87221 - Medicare	$3,597	$2,133	$8,294	$1,003	$4,873	$3,742	$23,642	$0	$23,642	
All	All	87222 - Social Security	$15,189	$9,125	$34,698	$3,908	$18,527	$14,535	$95,982	$0	$95,982	
All	All	87230 - Health Allocation	$27,820	$35,686	$97,636	$7,994	$35,718	$29,625	$234,479	$0	$234,479	
All	All	87241 - Dental - City Paid	$435	$311	$1,135	$123	$543	$434	$2,981	$0	$2,981	
All	All	87242 - Long Term Disability-CIty Paid	$631	$672	$2,252	$198	$881	$722	$5,356	$0	$5,356	
All	All	87243 - Vision- City Paid	$174	$128	$465	$48	$219	$176	$1,210	$0	$1,210	
All	All	87250 - Basic Life Insurance	$159	$41	$269	$38	$176	$133	$816	$0	$816	
All	All	87271 - VEBA	$960	$690	$2,520	$270	$1,200	$960	$6,600	$0	$6,600	
All	All	87272 - EAP	$68	$51	$181	$18	$85	$70	$473	$0	$473	
All	All	87274 - Auto Allowance	$2,280		$3,120	$240	$2,400	$1,560	$9,600	$0	$9,600	
All	All	87275 - Mobile Phone Allowance	$240		$1,056	$144	$240	$240	$1,920	$0	$1,920	
All	All	87279 - Misc. Other Benefits	$150	$168	$64	$0	$0	$43	$425	$0	$425	
		87280 - City Paid Deferred Compensation	$4,320	$0	$5,040	$900	$4,500	$3,240	$18,000	$0	$18,000	
All	All	87390 - OPEB	$6,922	$4,976	$18,176	$1,947	$8,654	$6,922	$47,597	$0	$47,597	
All	**All**	**2 Benefit Accounts**	**$74,379**	**$105,847**	**$302,884**	**$40,124**	**$189,970**	**$149,125**	**$862,329**	**$0**	**$862,329**	
All	All	87500 - Operating Supplies	$0	$0	$13,446	$612	$2,500	$2,695	$19,253	$0	$19,253	
All	All	87825 - Conference, Travel and Training	$0	$0	$55,794	$0	$0	$0	$55,794	$0	$55,794	
All	All	87870 - Contractual Services	$0	$0	$127,016	$130,987	$816,186	$539,475	$1,613,664	($1,613,664)	$0	
All	**All**	**3 Mat/Serv/Sup**	**$0**	**$0**	**$196,256**	**$131,599**	**$818,686**	**$542,170**	**$1,688,711**	**($1,613,664)**	**$75,047**	
All	All	87640 - Vehicle Equipment Maintenance	$0	$0	$5,665	$0	$0	$0	$5,665	$0	$5,665	
All	All	87650 - Technical Services Maintenance	$0	$0	$49,088	$9,266	$73,773	$49,271	$181,398	$0	$181,398	
All	All	87660 - Workers Comp Insurance	$0	$0	$943	$0	$0	$0	$943	$0	$943	
All	All	87680 - Unemployment Insurance	$118	$71	$131	$32	$155	$119	$626	$0	$626	
All	All	87740 - Vehicle Equipment Amortization	$0	$0	$7,001	$0	$0	$0	$7,001	$0	$7,001	
All	All	87994 - Services from Other Funds-CAP	$0	$0	$0	$0	$170,581	$113,926	$284,507	($284,507)	$0	
All	All	88990 - Special Program Disbursement	$0	$0	$0	$211,815	$5,319,869	$0	$5,531,684	($5,531,684)	$0	
All	**All**	**5 Interfund Services**	**$118**	**$71**	**$62,828**	**$221,113**	**$5,564,378**	**$163,316**	**$6,011,824**	**($5,816,191)**	**$195,633**	
Subtotal			**$196,505**	**$253,096**	**$1,043,498**	**$459,878**	**$6,984,995**	**$1,127,973**	**$10,065,945**	**($7,429,855)**	**$2,636,090**	

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Housing and Community Services

Adjustments for Fully-Burdened Hourly Rate Calculation

Allocation of Citywide Overhead

Description	CS - Fed/St Grant	Comm Svcs - NCIP	Comm Svc - Aff H'sng	CD - Housing Auth	Comm Dev - Aff H'sng	Comm Dev - H'sng S'csr	Subtotal	Adjust	Total	Notes
Allocation of Citywide Overhead	$77,869	$31,565	$76,862	$21,425	$170,581	$113,926	$492,229	$0	$492,229	[b]

Total Divisional Costs

Total	**$274,374**	**$284,661**	**$1,120,360**	**$481,303**	**$7,155,576**	**$1,241,899**	**$10,558,174**	**($7,429,855)**	**$3,128,319**

Calculation of Fully-Burdened Hourly Rate

Description	Total	Notes
Divisional Expenses	$3,128,319	
Direct Hours	15,098	[c]
Total	**$207**	

Full Cost Factors for Hourly Rate Buildup

Description	Total	Share	Per Hour
Personnel	$2,365,410	76%	$157
Equipment	$0	0%	$0
Materials / Supplies	$270,680	9%	$18
Other Costs	$0	0%	$0
Overhead	$492,229	16%	$33
Total	**$3,128,319**	**100%**	**$207**

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Housing and Community Services

Information Below is for Use if City Desires to Use Positional Hourly Billing Rates

Scenario 1: Uniform Assignment of Materials and Overhead Costs Per Hour

Calculate Benefit Ratio

Salary Accounts	$1,503,081
Benefit Accounts	$862,329
Total	0.57

Calculation of Direct Hours Ratio (Billing Factor)

Description	Base Hrs Per FTE	Adjust for Typical Leave	Productive Hours	Direct Hours %	Direct Hours Per FTE	Notes
Hours	2,080	(216)	1,864	74%	1,373	
Direct Hours Bill Factor (For Every $ of Salary Add this amount to account for Direct Hrs v. Total Hrs.)					**1.52**	

Position	Top Step Hrly [d]	Benefits	Subtotal Labor Costs	Adjust for Direct Hours	Total Labor Rate	Add: M'tls / Supplies	Add: Overhead	Total Hourly Rate
Housing Division Manager	$114	$65	$179	1.52	$272	$18	$33	$322
Housing Development Officer	$90	$51	$141	1.52	$213	$18	$33	$264
Building/Housing Inspector	$73	$42	$115	1.52	$174	$18	$33	$225
Management Analyst	$78	$45	$123	1.52	$187	$18	$33	$237
Office Specialist III	$56	$32	$88	1.52	$133	$18	$33	$184
Staff Aide I	$56	$32	$88	1.52	$133	$18	$33	$184
Staff Analyst I	$68	$39	$107	1.52	$162	$18	$33	$213
Staff Analyst II	$71	$41	$112	1.52	$170	$18	$33	$221

Scenario 2: Assignment of a Common Indirect Rate Factor that Can Be Applied to Base Hourly Wage Rate to Calculate Fully-Burdened Hourly Billing Rate by Position

Calculation of Fully-Burdened Hourly Rate Billing Factor (Apply Factor to Top Step Salary for Positional Rates)

Description	FTE	Hours Per FTE	Total Hours	Salaries and Wages	Hourly Wage Rate Only	Burdened Hourly Rate	ICR Multiplier	Notes
Total	11.00	2,080	22,880	$1,735,743	$76	$207	2.73	

[a] Source: FY 25/26 Adopted budget.
[b] Source: Citywide Cost Allocation Plan.
[c] See worksheet labeled: Allocation of Annual Labor Effort - Housing and Community Services.
[d] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Housing and Community Services

#	Fee Description	Total Hours		Fully-Burdened Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Fee Unit	Proposed Fee Change %	Proposed Fee Change $	Note
1	Neighborhood Conservation Improvement Program (NCIP) Loan Application Fee	5.00	x	$207	=	$1,035	$1,012	98%	$1,035	100%		2%	$23	
2	Residential Loan Refinance / Subordinations all programs	9.00	x	$207	=	$1,863	$1,821	98%	$1,863	100%		2%	$42	
3	Multi-Family (MF) Loan Subordination Request Review Fee	21.00	x	$207	=	$4,347	$4,251	98%	$4,347	100%		2%	$96	
4	Loan Demand Payoff Fee - NCIP	6.50	x	$207	=	$1,346	$1,315	98%	$1,345	100%		2%	$30	
5	Loan Demand Payoff Fee - FTHB & BMP	6.50	x	$207	=	$1,346	$1,315	98%	$1,345	100%		2%	$30	
6	Loan Demand Payoff Fee All Programs for walk-ins	5.00	x	$207	=	$1,035	$1,012	98%	$1,035	100%		2%	$23	
7	Loan Demand Payoff Processing Fee - Multi-Family	4.00	x	$207	=	$828	$809	98%	$828	100%		2%	$19	
8	Multi-Family Monitoring Fee	1.00	x	$207	=	$207	$131	63%	$134	65%	per unit	2%	$3	
9	AHA Affordable Housing Agreements - For Sale	21.50	x	$207	=	$4,451	$4,352	98%	$4,450	100%	per agreement	2%	$98	
10	Affordable Housing Application Fee					$500	$500	100%	$500	100%	per application	0%	$0	
11	AHA Affordable Housing Agreement -MF For Rental	30.00	x	$207	=	$6,210	$6,073	98%	$6,210	100%	per agreement	2%	$137	
12	AHA Affordable Housing Agreement Amendments	11.00	x	$207	=	$2,277	$2,226	98%	$2,277	100%	per agreement	2%	$51	
13	Multi-Family Transaction Application Review Fee	5.00	x	$207	=	$1,035	$1,012	98%	$1,035	100%		2%	$23	
14	Multi-Family Loan Conversion Fee	40.00	x	$207	=	$8,280	$8,097	98%	$8,280	100%		2%	$183	
15	Multi-Family Loan Origination Fee	300.00	x	$207	=	$62,100	$60,740	98%	$62,100	100%		2%	$1,360	
16	Multi-Family Loan Recapitalization Fee	240.00	x	$207	=	$49,680	$48,591	98%	$49,680	100%		2%	$1,089	
17	Multi-Family Project Restructuring Fee - Transfer of Ownership (New Parties)	80.00	x	$207	=	$16,560	$16,196	98%	$16,560	100%		2%	$364	
18	Multi-Family Project Restructuring Fee - Transfer of Ownership (Related Parties)	60.00	x	$207	=	$12,420	$12,147	98%	$12,420	100%		2%	$273	
19	Multi-Family Project Refinance Fee	120.00	x	$207	=	$24,840	$24,295	98%	$24,840	100%		2%	$545	
20	Loan Demand Payoff Fee Recalculation	0.50	x	$207	=	$104	$100	97%	$103	100%		3%	$3	
21	Affordable Housing Application Fee per BMP Applicant	2.50	x	$207	=	$518	$77	15%	$77	15%		new fee	new fee	
22	New Owner BMP Processing and Transaction Fees for BMP Program to be Paid by Developer (per unit)	80.00	x	$207	=	$16,560	2.5% of sales price		2.5% of sales price			new fee	new fee	
23	Resale by BMP Owner for sale restricted property. BMP Processing and Transaction Fees for BMP Program to be Paid by Seller and Buyer 50/50 (per sale)	80.00	x	$207	=	$16,560	2.5% of sales price		2.5% of sales price			new fee	new fee	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Housing and Community Services

#	Fee Description	Total Hours	Fully-Burdened Hourly Rate	Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Fee Unit	Proposed Fee Change %	Proposed Fee Change $	Note
24	Development Impact Fees											
	a) Affordable Housing Fees - For Sale Residential											
	i) Single Family Home				$45.75		$46.57		per square foot	1.8%	0.82	[a]
	ii) Townhome				$38.09		$38.78		per square foot	1.8%	0.69	[a]
	iii) Condominium				$30.48		$31.03		per square foot	1.8%	0.55	[a]
	b) Affordable Housing Fees - Rental Residential (Any Tenure Type)				$30.48		$31.03		per square foot	1.8%	0.55	[a]
	c) Affordable Housing Fees - Non-Residential Projects											
	i) Retail < 5,000 sq ft				No Fee		No Fee		per square foot	0.0%	0.00	[a]
	ii) Retail ≥ 5,000 sq ft				$7.62		$7.76		per square foot	1.8%	0.14	[a]
	iii) Hotel				$7.62		$7.76		per square foot	1.8%	0.14	[a]
	iv) Office < 20,000 sq ft				$15.24		$15.51		per square foot	1.8%	0.27	[a]
	v) Office ≥ 20,000 sq ft				$30.48		$31.03		per square foot	1.8%	0.55	[a]
	vi) Other Commercial				$7.62		$7.76		per square foot	1.8%	0.14	[a]
	vii) Light Industrial < 20,000 sq ft				$7.62		$7.76		per square foot	1.8%	0.14	[a]
	viii) Light Industrial ≥20,000 sq ft				$15.24		$15.51		per square foot	1.8%	0.27	[a]
	ix) Low-Intensity Uses				$3.05		$3.10		per square foot	1.8%	0.05	[a]

[a] Fee adjusted by Feb-Feb change in regional BCI.

City of Santa Clara
The Center of What's Possible

Electric (SVP) Fees

City of Santa Clara
User and Regulatory Fee Study
Cost Allocation - Electric (SVP) - Department Administration

FY 25/26 Adopted Expenses [a]		Program	1316			
Fund #	Fund Desc	Account Desc	Admin Svcs	Adjustment	Total	Notes
091	Electric Utility	87010 - Salary and Wages	$4,234,782	$0	$4,234,782	
091	Electric Utility	87017 - Premium Pay	$475	$0	$475	
091	Electric Utility	87020 - Salary And Wages - As Needed	$100,000	$0	$100,000	
091	Electric Utility	87030 - Overtime	$35,000	($35,000)	$0	
091	Electric Utility	87090 - Separation Payouts	$500,000	($500,000)	$0	
091	**Electric Utility**	**1 Salary Accounts**	**$4,870,257**	**($535,000)**	**$4,335,257**	
091	Electric Utility	87212 - Retirement - Non Public Safety	$1,448,533	$0	$1,448,533	
091	Electric Utility	87221 - Medicare	$62,787	$0	$62,787	
091	Electric Utility	87222 - Social Security	$183,094	$0	$183,094	
091	Electric Utility	87223 - Social Security - OT	$2,200	$0	$2,200	
091	Electric Utility	87224 - Medicare OT	$500	$0	$500	
091	Electric Utility	87230 - Health Allocation	$442,126	$0	$442,126	
091	Electric Utility	87241 - Dental - City Paid	$5,420	$0	$5,420	
091	Electric Utility	87242 - Long Term Disability-CIty Paid	$8,788	$0	$8,788	
091	Electric Utility	87243 - Vision- City Paid	$2,200	$0	$2,200	
091	Electric Utility	87250 - Basic Life Insurance	$1,728	$0	$1,728	
091	Electric Utility	87260 - Meal Allowance	$400	$0	$400	
091	Electric Utility	87271 - VEBA	$12,000	$0	$12,000	
091	Electric Utility	87272 - EAP	$860	$0	$860	
091	Electric Utility	87274 - Auto Allowance	$27,840	$0	$27,840	
091	Electric Utility	87275 - Mobile Phone Allowance	$7,680	$0	$7,680	
091	Electric Utility	87279 - Misc. Other Benefits	$125,595	$0	$125,595	
091	Electric Utility	87280 - City Paid Deferred Compensation	$43,200	$0	$43,200	
091	Electric Utility	87390 - OPEB	$86,540	$0	$86,540	
091	**Electric Utility**	**2 Benefit Accounts**	**$2,461,491**	**$0**	**$2,461,491**	
091	Electric Utility	87500 - Operating Supplies	$200,000	($200,000)	$0	
091	Electric Utility	87600 - Maintenance	$61,000	($61,000)	$0	
091	Electric Utility	87710 - Advertising & Community Promotion	$211,000	($211,000)	$0	
091	Electric Utility	87730 - Contribution In Lieu	$40,265,602	($40,265,602)	$0	
091	Electric Utility	87800 - Miscellaneous Serv & Supplies	$70,000	($70,000)	$0	
091	Electric Utility	87802 - Misc Fee - Pension Rate Stabilization	$27,000	($27,000)	$0	
091	Electric Utility	87810 - Utilities Expenses	$385,000	($385,000)	$0	
091	Electric Utility	87825 - Conference, Travel and Training	$74,000	($74,000)	$0	
091	Electric Utility	87835 - Insurance Claims (Interfund Allocatic	$14,452	($14,452)	$0	
091	Electric Utility	87840 - Insurance And Surety Bonds	$16,088	($16,088)	$0	
091	Electric Utility	87845 - Insurance Cost-MSS	$2,823,205	($2,823,205)	$0	
091	Electric Utility	87865 - Subscription Based IT Arrangement (	$11,000	($11,000)	$0	
091	Electric Utility	87870 - Contractual Services	$1,276,000	($1,276,000)	$0	
091	Electric Utility	87900 - Rent Expense	$2,378,000	($2,378,000)	$0	
091	Electric Utility	87930 - City Membership	$310,000	($310,000)	$0	
091	**Electric Utility**	**3 Mat/Serv/Sup**	**$48,122,347**	**($48,122,347)**	**$0**	

City of Santa Clara
User and Regulatory Fee Study
Cost Allocation - Electric (SVP) - Department Administration

FY 25/26 Adopted Expenses [a]		Program	1316			
Fund #	Fund Desc	Account Desc	Admin Svcs	Adjustment	Total	Notes
091	Electric Utility	87640 - Vehicle Equipment Maintenance	$813,209	$0	$813,209	
091	Electric Utility	87650 - Technical Services Maintenance	$1,949,758	$0	$1,949,758	
091	Electric Utility	87660 - Workers Comp Insurance	$3,551	$0	$3,551	
091	Electric Utility	87680 - Unemployment Insurance	$1,959	$0	$1,959	
091	Electric Utility	87740 - Vehicle Equipment Amortization	$7,472	$0	$7,472	
091	Electric Utility	87750 - Communi Equipment Amortization	$49,673	$0	$49,673	
091	Electric Utility	87994 - Services from Other Funds-CAP	$12,191,096	$0	$12,191,096	
091	Electric Utility	88010 - Land - Operations	$14,000,000	($14,000,000)	$0	
091	Electric Utility	88030 - Improvements	$1,000,000	($1,000,000)	$0	
091	**Electric Utility**	**5 Interfund Services**	**$30,016,718**	**($15,000,000)**	**$15,016,718**	
Subtotal			**$85,470,813**	**($63,657,347)**	**$21,813,466**	

Allocation to Direct Service Divisions

Description	FTEs	Adjustment	Total	Share	Notes
Administrative and Business Services	24.00	(24.00)	0.00	0%	
Resource Planning and Engagement	46.00	0.00	46.00	22%	
Engineering and Project Management	48.00	(1.00)	47.00	22%	
Utility Operations	117.00	1.00	118.00	56%	
Total	**235.00**	**(24.00)**	**211.00**	**100%**	

Allocation to Direct Service Divisions

Description	Total	Notes
Administration	$0	
Resource Planning and Engagement	$4,755,542	
Customer Development and Project Management	$4,858,924	
Utility Operations	$12,199,000	
Total	**$21,813,466**	

[a] Source: FY 25/26 Adopted budget.

City of Santa Clara
User and Regulatory Fee Study
Allocation of Annual Labor Effort - Electric (SVP)

Position [a]	FTE [a]	Total Hours Per FTE [b]	Less: Holiday & Leave [c]	Productive Hours Per FTE	Total Productive Hours	Indirect [d]	Direct [d]	Total	Total Indirect Hours	Total Direct Hours	Total Hours	Total Salary Top Step [e]	Annual Salary
Compliance Manager	1.00	2,080	216	1,864	1,864	15%	85%	100%	280	1,584	1,864	$92	$190,942
Database Administrator	1.00	2,080	216	1,864	1,864	15%	85%	100%	280	1,584	1,864	$89	$184,915
Electric & Water System Operator	7.00	2,080	216	1,864	13,048	15%	85%	100%	1,957	11,091	13,048	$113	$1,643,415
Electric Crew Foreperson	4.00	2,080	216	1,864	7,456	15%	85%	100%	1,118	6,338	7,456	$119	$986,168
Electric Division Manager	6.00	2,080	216	1,864	11,184	15%	85%	100%	1,678	9,506	11,184	$136	$1,695,696
Electric Maintenance Worker	2.00	2,080	216	1,864	3,728	15%	85%	100%	559	3,169	3,728	$78	$325,787
Electric Meter Technician	3.00	2,080	216	1,864	5,592	15%	85%	100%	839	4,753	5,592	$100	$622,662
Electric Program Manager	5.00	2,080	216	1,864	9,320	15%	85%	100%	1,398	7,922	9,320	$118	$1,228,709
Utility Engineer	1.00	2,080	216	1,864	1,864	15%	85%	100%	280	1,584	1,864	$110	$227,823
Electric Utility Equipment Operator	2.00	2,080	216	1,864	3,728	15%	85%	100%	559	3,169	3,728	$78	$325,787
Electric Utility Generator Tech	9.00	2,080	216	1,864	16,776	15%	85%	100%	2,516	14,260	16,776	$107	$2,012,275
Electric Utility Helper/Driver	4.00	2,080	216	1,864	7,456	15%	85%	100%	1,118	6,338	7,456	$75	$621,623
Electric Utility Network Administrator	3.00	2,080	216	1,864	5,592	15%	85%	100%	839	4,753	5,592	$89	$554,746
Electric Utility Program Analyst	5.00	2,080	216	1,864	9,320	15%	85%	100%	1,398	7,922	9,320	$76	$793,677
Electrician	7.00	2,080	216	1,864	13,048	15%	85%	100%	1,957	11,091	13,048	$100	$1,452,878
Journey Lineworker	14.00	2,080	216	1,864	26,096	15%	85%	100%	3,914	22,182	26,096	$107	$3,130,206
Journey Lineworker Apprentice	1.00	2,080	216	1,864	1,864	15%	85%	100%	280	1,584	1,864	$86	$179,225
Management Analyst	1.00	2,080	216	1,864	1,864	15%	85%	100%	280	1,584	1,864	$78	$163,065
Meter Data Analyst	2.00	2,080	216	1,864	3,728	15%	85%	100%	559	3,169	3,728	$60	$250,230
Office Specialist II	1.00	2,080	216	1,864	1,864	15%	85%	100%	280	1,584	1,864	$48	$100,518
Principal Utility Info System Manager	1.00	2,080	216	1,864	1,864	15%	85%	100%	280	1,584	1,864	$130	$269,394
Senior Elec & Water System Operator	2.00	2,080	216	1,864	3,728	15%	85%	100%	559	3,169	3,728	$121	$505,099
Senior Electric Division Manager	4.00	2,080	216	1,864	7,456	15%	85%	100%	1,118	6,338	7,456	$149	$1,243,489
Senior Electric Meter Technician	1.00	2,080	216	1,864	1,864	15%	85%	100%	280	1,584	1,864	$116	$240,517
Senior Electric Utility Engineer - Generatic	1.00	2,080	216	1,864	1,864	15%	85%	100%	280	1,584	1,864	$121	$251,164
Senior Electric Utility Gen Tech	5.00	2,080	216	1,864	9,320	15%	85%	100%	1,398	7,922	9,320	$116	$1,202,584
Senior Electrician Technician	2.00	2,080	216	1,864	3,728	15%	85%	100%	559	3,169	3,728	$116	$481,033
Senior Energy Systems Analyst	3.00	2,080	216	1,864	5,592	15%	85%	100%	839	4,753	5,592	$89	$554,746
Senior Electric Estimator	1.00	2,080	216	1,864	1,864	15%	85%	100%	280	1,584	1,864	$97	$202,463
Senior Instrument & Control Tech	2.00	2,080	216	1,864	3,728	15%	85%	100%	559	3,169	3,728	$116	$481,033
Senior Materials Handler	1.00	2,080	216	1,864	1,864	15%	85%	100%	280	1,584	1,864	$55	$113,381
Service Coordinator - Inspector	4.00	2,080	216	1,864	7,456	15%	85%	100%	1,118	6,338	7,456	$113	$939,094
Staff Aide II	3.00	2,080	216	1,864	5,592	15%	85%	100%	839	4,753	5,592	$59	$366,121
Troubleshooter	2.00	2,080	216	1,864	3,728	15%	85%	100%	559	3,169	3,728	$116	$481,033
Underground Crew Leader	1.00	2,080	216	1,864	1,864	15%	85%	100%	280	1,584	1,864	$110	$228,959
Utility Electrician Technician	6.00	2,080	216	1,864	11,184	15%	85%	100%	1,678	9,506	11,184	$107	$1,341,517
Total	118.00				**219,952**				**32,993**	**186,959**	**219,952**		$25,591,976
Total									**15%**	**85%**	**100%**		

User and Regulatory Fee Study
Allocation of Annual Labor Effort - Electric (SVP)

[a] Source: FY 25/26 Adopted budget.

[b] Based on 40 hour week * 52 weeks per year.

[c] Amount intended to serve as reasonable estimate. Amount will vary annually, and by employee. Amount assumes twelve days holiday, ten days vacation/personal leave, five days sick leave.

[d] Amounts intended to serve as reasonable estimates developed for purposes of this analysis. Amount will vary annually, and by employee. Amount based on position and consultant experience working with similar municipalities.

[e] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Electric (SVP)

FY 25/26 Adopted Expenses [a]		Program	1324	1351	1362	1371	1372	1376	1377				
Fund #	Fund Desc	Account Desc	Electric Compliance	Systems Support	Pwr System Controls	Comm & Meter Tech	Substation Maint	Transm'sn & Distrib	Generation Maint	Subtotal	Adjustment	Total	Notes
091	Electric Utility	87010 - Salary and Wages	$1,103,101	$2,903,878	$2,801,967	$1,056,553	$4,503,839	$6,881,724	$5,332,277	$24,583,339	$0	$24,583,339	
091	Electric Utility	87017 - Premium Pay	$0	$5,121	$7,351	$7,255	$21,303	$98,321	$17,917	$157,268	$0	$157,268	
091	Electric Utility	87020 - Salary And Wages - As Needed	$30,000	$0	$0	$22,000	$120,000	$75,000	$40,000	$287,000	$0	$287,000	
091	Electric Utility	87030 - Overtime	$15,000	$100,000	$1,250,000	$500,000	$1,100,000	$3,800,000	$2,050,000	$8,815,000	$0	$8,815,000	
091	**Electric Utility**	**1 Salary Accounts**	**$1,148,101**	**$3,008,999**	**$4,059,318**	**$1,585,808**	**$5,745,142**	**$10,855,045**	**$7,440,194**	**$33,842,607**	**$0**	**$33,842,607**	
091	Electric Utility	87212 - Retirement - Non Public Safety	$387,301	$1,010,392	$954,581	$365,371	$1,559,228	$2,366,426	$1,821,959	$8,465,258	$0	$8,465,258	
091	Electric Utility	87221 - Medicare	$16,293	$42,977	$41,275	$15,363	$66,113	$100,356	$79,147	$361,524	$0	$361,524	
091	Electric Utility	87222 - Social Security	$62,749	$151,970	$122,903	$56,628	$217,716	$328,450	$242,607	$1,183,023	$0	$1,183,023	
091	Electric Utility	87223 - Social Security - OT	$900	$6,200	$77,500	$31,000	$68,200	$235,600	$127,100	$546,500	$0	$546,500	
091	Electric Utility	87224 - Medicare OT	$200	$1,500	$18,100	$7,300	$16,000	$55,100	$29,800	$128,000	$0	$128,000	
091	Electric Utility	87230 - Health Allocation	$169,791	$329,673	$296,463	$170,406	$539,792	$973,687	$546,903	$3,026,715	$0	$3,026,715	
091	Electric Utility	87241 - Dental - City Paid	$1,897	$4,065	$7,464	$3,498	$14,583	$22,712	$13,992	$68,211	$0	$68,211	
091	Electric Utility	87242 - Long Term Disability-CIty Paid	$3,120	$7,691	$1,536	$1,150	$752	$754	$2,611	$17,614	$0	$17,614	
091	Electric Utility	87243 - Vision- City Paid	$770	$1,650	$1,320	$660	$2,310	$3,520	$2,640	$12,870	$0	$12,870	
091	Electric Utility	87250 - Basic Life Insurance	$588	$960	$732	$312	$1,380	$2,040	$1,752	$7,764	$0	$7,764	
091	Electric Utility	87260 - Meal Allowance	$200	$1,000	$12,500	$15,000	$22,000	$114,000	$20,500	$185,200	$0	$185,200	
091	Electric Utility	87271 - VEBA	$4,200	$9,000	$12,600	$6,000	$24,000	$37,200	$24,000	$117,000	$0	$117,000	
091	Electric Utility	87272 - EAP	$301	$645	$516	$258	$903	$1,376	$1,032	$5,031	$0	$5,031	
091	Electric Utility	87274 - Auto Allowance	$7,200	$9,600	$2,400	$0	$4,800	$4,800	$7,200	$36,000	$0	$36,000	
091	Electric Utility	87275 - Mobile Phone Allowance	$1,920	$4,800	$960	$0	$1,920	$960	$2,880	$13,440	$0	$13,440	
091	Electric Utility	87279 - Misc. Other Benefits	$0	$0	$2,520	$1,120	$5,420	$53,172	$4,880	$67,112	$0	$67,112	
091	Electric Utility	87280 - City Paid Deferred Compensation	$14,400	$18,000	$3,600	$0	$7,200	$7,200	$22,320	$72,720	$0	$72,720	
091	Electric Utility	87390 - OPEB	$30,289	$64,905	$51,924	$25,962	$90,867	$138,464	$103,848	$506,259	$0	$506,259	
091	**Electric Utility**	**2 Benefit Accounts**	**$702,119**	**$1,665,028**	**$1,608,894**	**$700,028**	**$2,643,184**	**$4,445,817**	**$3,055,171**	**$14,820,241**	**$0**	**$14,820,241**	
091	Electric Utility	87500 - Operating Supplies	$75,000	$220,000	$7,000	$15,000	$58,000	$300,000	$83,000	$758,000	($758,000)	$0	
091	Electric Utility	87600 - Maintenance	$13,000	$65,000	$32,000	$51,000	$1,926,800	$2,905,000	$4,261,800	$9,254,600	($9,254,600)	$0	
091	Electric Utility	87710 - Advertising & Community Promotior	$0	$0	$0	$0	$0	$65,000	$55,000	$120,000	($120,000)	$0	
091	Electric Utility	87800 - Miscellaneous Serv & Supplies	$25,000	$806,500	$346,200	$0	$23,000	$12,000	$216,000	$1,428,700	($1,428,700)	$0	
091	Electric Utility	87810 - Utilities Expenses	$0	$163,000	$5,000	$0	$0	$15,000	$138,100	$321,100	($321,100)	$0	
091	Electric Utility	87825 - Conference, Travel and Training	$50,000	$20,000	$25,000	$18,000	$40,000	$75,000	$25,000	$253,000	($253,000)	$0	
091	Electric Utility	87865 - Subscription Based IT Arrangement (	$0	$261,700	$300,000	$0	$0	$0	$0	$561,700	($561,700)	$0	
091	Electric Utility	87870 - Contractual Services	$1,150,000	$1,263,400	$202,000	$36,600	$304,000	$5,115,000	$2,031,000	$10,102,000	($10,102,000)	$0	
091	Electric Utility	87930 - City Membership	$0	$0	$0	$0	$0	$0	$16,000	$16,000	($16,000)	$0	
091	Electric Utility	87940 - Mandated Program Costs	$68,200	$0	$0	$0	$0	$15,000	$1,120,000	$1,203,200	($1,203,200)	$0	
091	**Electric Utility**	**3 Mat/Serv/Sup**	**$1,381,200**	**$2,799,600**	**$917,200**	**$120,600**	**$2,351,800**	**$8,502,000**	**$7,945,900**	**$24,018,300**	**($24,018,300)**	**$0**	
091	Electric Utility	87960 - Generation & Pumping Expense	$0	$0	$0	$0	$0	$0	$3,347,100	$3,347,100	($3,347,100)	$0	
091	**Electric Utility**	**4 Resource/Product**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,347,100**	**$3,347,100**	**($3,347,100)**	**$0**	
091	Electric Utility	87660 - Workers Comp Insurance	$1,205	$2,287	$3,036	$921	$3,574	$5,995	$4,406	$21,424	$0	$21,424	
091	Electric Utility	87680 - Unemployment Insurance	$665	$1,262	$1,675	$508	$1,972	$3,308	$2,431	$11,821	$0	$11,821	
091	Electric Utility	87740 - Vehicle Equipment Amortization	$0	$14,380	$6,128	$281,839	$38,347	$1,023,401	$64,671	$1,428,766	($1,428,766)	$0	
091	Electric Utility	88040 - Capital Outlay >=$5,000					$60,000			$60,000	($60,000)	$0	
091	**Electric Utility**	**5 Interfund Services**	**$1,870**	**$17,929**	**$10,839**	**$283,268**	**$103,893**	**$1,032,704**	**$71,508**	**$1,522,011**	**($1,488,766)**	**$33,245**	
Subtotal			**$3,233,290**	**$7,491,556**	**$6,596,251**	**$2,689,704**	**$10,844,019**	**$24,835,566**	**$21,859,873**	**$77,550,259**	**($28,854,166)**	**$48,696,093**	

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Electric (SVP)

Allocation of Department Administration

Description	Utility Operations	Notes
Allocation of Department Administration	$12,199,000	[b]

Total Divisional Costs

Description	Utility Operations	Notes
Total	**$60,895,093**	

Calculation of Uniform Fully-Burdened Hourly Rate

Description	Total	Notes
Divisional Expenses	$60,895,093	
Direct Hours	186,959	[b]
Total	**$326**	

Full Cost Factors for Hourly Rate Buildup

Description	Total	Share	Per Hour
Personnel	$48,662,848	80%	$260
Equipment	$0	0%	$0
Materials / Supplies	$33,245	0%	$0
Other Costs	$0	0%	$0
Overhead	$12,199,000	20%	$65
Total	**$60,895,093**	**100%**	**$326**

Information Below is for Use if City Desires to Use Positional Hourly Billing Rates

Scenario 1: Uniform Assignment of Materials and Overhead Costs Per Hour

Calculate Benefit Ratio

Salary Accounts	$33,842,607
Benefit Accounts	$14,820,241
Total	0.44

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Electric (SVP)

Calculation of Direct Hours Ratio (Billing Factor)

Description	Base Hrs Per FTE	Adjust for Typical Leave	Productive Hours	Direct Hours %	Direct Hours Per FTE	Notes
Hours	2,080	(216)	1,864	85%	1,584	
Direct Hours Bill Factor (For Every $ of Salary Add this amount to account for Direct Hrs v. Total Hrs.)					**1.31**	

Position	Top Step Hrly [c]	Benefits	Subtotal Labor Costs	Adjust for Direct Hours	Total Labor Rate	Add: M'tls / Supplies	Add: Overhead	Total Hourly Rate
Elec Utility Engineer	$110	$48	$157	1.31	$207	$0	$65	$272
Electric Crew Foreperson	$119	$52	$170	1.31	$224	$0	$65	$289
Electric Meter Technician	$100	$44	$143	1.31	$188	$0	$65	$254
Journey Lineworker	$107	$47	$155	1.31	$203	$0	$65	$268
Senior Electric Estimator	$97	$43	$140	1.31	$184	$0	$65	$249
Office Specialist II	$48	$21	$69	1.31	$91	$0	$65	$157
Senior Engineer	$121	$53	$174	1.31	$228	$0	$65	$293
Troubleshooter	$116	$51	$166	1.31	$218	$0	$65	$284
Helper	$75	$33	$107	1.31	$141	$0	$65	$206
Utility Locator	$78	$34	$113	1.31	$148	$0	$65	$213

Scenario 2: Assignment of a Common Indirect Rate Factor that Can Be Applied to Base Hourly Wage Rate to Calculate Fully-Burdened Hourly Billing Rate by Position

Calculation of Fully-Burdened Hourly Rate Billing Factor (Apply Factor to Top Step Salary for Positional Rates)

Description	FTE	Hours Per FTE	Total Hours	Salaries and Wages	Hourly Wage Rate Only	Burdened Hourly Rate	ICR Multiplier	Notes
Total	118.00	2,080	245,440	$25,591,976	$104	$326	3.12	

[a] Source: FY 25/26 Adopted budget.
[b] To account for department admin support provided but not directly budgeted to direct service units. See Electric Department - Department Administration cost allocation worksheet.
[c] See worksheet labeled: Allocation of Annual Labor Effort - Electric.
[e] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Calculation of the Estimated Costs of Providing Fee Related Services - Electric Fees

	Fee Description	Sr. Elec Eng'r	Asst Elec Utility Eng'r	Elec Crew Forep'rsn	Electric Meter Tech	Journey Linew'kr	Office Spec II	Sr Elec. Estim'tr	Trouble shooter	Helper	Utility Locator	Total
1	Overhead Lines - New Single Family/Residential											
2	Overhead Lines - New Multiple Units											
3	Overhead Lines - New Street Lighting											
4	Underground - New Single Family/Residential											
5	Underground - New Multiple Units/Residential											
6	Underground - New Street Lighting											
7	Underground - Existing Single Family											
8	Underground - Existing Multi-Units											
9	Underground - Existing Street Lighting											
10	Load Development Facilities < 12kV											
11	Load Development Commercial Facilities 12kV											
12	Load Development Customer Facilities Dedicated 12 kV											
13	Load Development Customer Facilities Dedicated 60 kV											
14	Temporary Connection to Pole								3.00			3.00
15	Temporary Power											
16	Underground Street Light Relocation											
17	Service Wire Relocation from Mid-Span			4.00		8.00	0.75	3.50				16.25
18	Service Wire Relocation from Pole						0.50	0.75	3.00	3.00		7.25
19	Meter Test Deposit				1.00							1.00
20	Electrical Utility Easement Processing Fee											
21	Service Wire Relocation Additional Linework											
22	Electric System Damage											
23	Service Reconnection (Residential)								0.75			0.75
24	Service Disconnection (Residential)								0.75			0.75
25	Electric Reconnection Fee (Non-Residential)								0.50			0.50
26	Electric Disconnection Fee (Non-Residential)								0.50			0.50
27	Service Fee Customer-Owned Equipment Problem								1.00			1.00

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Calculation of the Estimated Costs of Providing Fee Related Services - Electr

		Estimated Cost of Labor											
		$293	$272	$289	$254	$268	$157	$249	$284	$206	$213		
	Fee Description	Sr. Elec Eng'r	Asst Elec Utility Eng'r	Elec Crew Forep'rsn	Electric Meter Tech	Journey Linew'kr	Office Spec II	Sr Elec. Estim'tr	Trouble shooter	Helper	Utility Locator	Mat'l Cost	Estimated Cost of Service
1	Overhead Lines - New Single Family/Residential												
2	Overhead Lines - New Multiple Units												
3	Overhead Lines - New Street Lighting												
4	Underground - New Single Family/Residential												
5	Underground - New Multiple Units/Residential												
6	Underground - New Street Lighting												
7	Underground - Existing Single Family												
8	Underground - Existing Multi-Units												
9	Underground - Existing Street Lighting												
10	Load Development Facilities < 12kV												
11	Load Development Commercial Facilities 12kV												
12	Load Development Customer Facilities Dedicated 12 kV												
13	Load Development Customer Facilities Dedicated 60 kV												
14	Temporary Connection to Pole	$0	$0	$0	$0	$0	$0	$0	$852	$0	$0		$852
15	Temporary Power												
16	Underground Street Light Relocation												
17	Service Wire Relocation from Mid-Span	$0	$0	$1,156	$0	$2,144	$118	$872	$0	$0	$0	$160	$4,450
18	Service Wire Relocation from Pole	$0	$0	$0	$0	$0	$79	$187	$852	$618	$0	$102	$1,837
19	Meter Test Deposit	$0	$0	$0	$254	$0	$0	$0	$0	$0	$0		$254
20	Electrical Utility Easement Processing Fee												
21	Service Wire Relocation Additional Linework												
22	Electric System Damage												
23	Service Reconnection (Residential)	$0	$0	$0	$0	$0	$0	$0	$213	$0	$0		$213
24	Service Disconnection (Residential)	$0	$0	$0	$0	$0	$0	$0	$213	$0	$0		$213
25	Electric Reconnection Fee (Non-Residential)	$0	$0	$0	$0	$0	$0	$0	$142	$0	$0		$142
26	Electric Disconnection Fee (Non-Residential)	$0	$0	$0	$0	$0	$0	$0	$142	$0	$0		$142
27	Service Fee Customer-Owned Equipment Problem	$0	$0	$0	$0	$0	$0	$0	$284	$0	$0		$284

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Calculation of the Estimated Costs of Providing Fee Related Services - Electr

	Fee Description	Cost Recovery Information					
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
1	Overhead Lines - New Single Family/Residential	$1,386.91		$1,417.14		per lot	[a]
2	Overhead Lines - New Multiple Units	$852.92		$871.52		per unit	[a]
3	Overhead Lines - New Street Lighting	$8.59		$8.78		per front foot	[a]
4	Underground - New Single Family/Residential	$2,734.60		$2,794.22		per lot	[a]
5	Underground - New Multiple Units/Residential	$2,324.41		$2,375.09		per unit	[a]
6	Underground - New Street Lighting	$21.11		$21.57		per front foot	[a]
7	Underground - Existing Single Family	$4,016.92		$4,104.49		per lot	[a]
8	Underground - Existing Multi-Units	$2,147.11		$2,193.91		per unit	[a]
9	Underground - Existing Street Lighting	$31.37		$32.05		per front foot	[a]
10	Load Development Facilities < 12kV	$630.39		$644.13			[a],[b]
11	Load Development Commercial Facilities 12kV	$526.75		$538.24			[a],[b]
12	Load Development Customer Facilities Dedicated 12 kV	$653.18		$667.42			[a]
13	Load Development Customer Facilities Dedicated 60 kV	$608.82		$622.09			[a]
14	Temporary Connection to Pole	$825	97%	$852	100%		
15	Temporary Power	actual cost		actual cost			
16	Underground Street Light Relocation	actual cost		actual cost			
17	Service Wire Relocation from Mid-Span	$4,333	97%	$4,449	100%		
18	Service Wire Relocation from Pole	$1,388	76%	$1,837	100%		
19	Meter Test Deposit	$246	97%	$254	100%		
20	Electrical Utility Easement Processing Fee	n/a - new		actual cost			
21	Service Wire Relocation Additional Linework	actual cost		actual cost			
22	Electric System Damage	actual cost		actual cost			
23	Service Reconnection (Residential)	$205	96%	$213	100%		
24	Service Disconnection (Residential)	$205	96%	$213	100%		
25	Electric Reconnection Fee (Non-Residential)	$137	96%	$142	100%	per account	
26	Electric Disconnection Fee (Non-Residential)	$137	96%	$142	100%	per account	
27	Service Fee Customer-Owned Equipment Problem	$275	97%	$284	100%	per hour	

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Calculation of the Estimated Costs of Providing Fee Related Services - Electric Fees

	Fee Description	Sr. Elec Eng'r	Asst Elec Utility Eng'r	Elec Crew Forep'rsn	Electric Meter Tech	Journey Linew'kr	Office Spec II	Sr Elec. Estim'tr	Trouble shooter	Helper	Utility Locator	Total
28	Electric replacement/reconnection fee due to meter tampering/illegal access								1.00			1.00
29	Service Removal											
30	Engineering Plan Check - Electric (includes 3 checks)		1.75									1.75
31	Engineering Plan Check - Electric - 4th and subsequent review		0.25									0.25
32	Project Clearance committee/Sub committee review	3.00										3.00
33	Time of Use Meter Installation - Residential				1.00							1.00
34	Time of Use Meter Installation - Non-Residential				1.00							1.00
35	Field Marking-Fiber Up to 50 ft of excavation										0.75	0.75
36	Field Marking-Fiber Over 50 ft of excavation										0.50	0.50
37	Electric equipment relocation											
38	SVP system impact study - Transmission system											
39	CAISO System Impact Study											
40	SVP system impact study - Distribution 12kV system											
41	SVP generation interconnection study											
42	Distribution Pole Contact-Application fee											
43	Distribution Pole Contact-cable attachment											
44	Distribution Pole Contact-equipment attachment											
45	Distribution Pole Contact-riser attachment											
46	Distribution Pole Contact-anchor attachment											
47	Distribution Pole Contact-small cell											

[a] Fee calculated as part of separate study.
[b] Amount currently collected via agreement. Moving to Master Fee Schedule for documentation purposes.
[c] Resolution #16-8285. 2.5% annual escalation per resolution.

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Calculation of the Estimated Costs of Providing Fee Related Services - Electr

		Estimated Cost of Labor											
		$293	$272	$289	$254	$268	$157	$249	$284	$206	$213		
	Fee Description	Sr. Elec Eng'r	Asst Elec Utility Eng'r	Elec Crew Forep'rsn	Electric Meter Tech	Journey Linew'kr	Office Spec II	Sr Elec. Estim'tr	Trouble shooter	Helper	Utility Locator	Mat'l Cost	Estimated Cost of Service
28	Electric replacement/reconnection fee due to meter tampering/illegal access	$0	$0	$0	$0	$0	$0	$0	$284	$0	$0		$284
29	Service Removal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
30	Engineering Plan Check - Electric (includes 3 checks)	$0	$476	$0	$0	$0	$0	$0	$0	$0	$0		$476
31	Engineering Plan Check - Electric - 4th and subsequent review	$0	$68	$0	$0	$0	$0	$0	$0	$0	$0		$68
32	Project Clearance committee/Sub committee review	$879	$0	$0	$0	$0	$0	$0	$0	$0	$0		$879
33	Time of Use Meter Installation - Residential	$0	$0	$0	$254	$0	$0	$0	$0	$0	$0	$215	$469
34	Time of Use Meter Installation - Non-Residential	$0	$0	$0	$254	$0	$0	$0	$0	$0	$0	$429	$683
35	Field Marking-Fiber Up to 50 ft of excavation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$160		$160
36	Field Marking-Fiber Over 50 ft of excavation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$107		$107
37	Electric equipment relocation												
38	SVP system impact study - Transmission system												$84,750
39	CAISO System Impact Study												$140,346
40	SVP system impact study - Distribution 12kV system												$16,950
41	SVP generation interconnection study												$16,950
42	Distribution Pole Contact-Application fee												
43	Distribution Pole Contact-cable attachment												
44	Distribution Pole Contact-equipment attachment												
45	Distribution Pole Contact-riser attachment												
46	Distribution Pole Contact-anchor attachment												
47	Distribution Pole Contact-small cell												

[a] Fee calculated as part of separate study.
[b] Amount currently collected via agreement. Moving to Master Fee Schec
[c] Resolution #16-8285. 2.5% annual escalation per resolution.

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Calculation of the Estimated Costs of Providing Fee Related Services - Electr

	Fee Description	Cost Recovery Information					
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
28	Electric replacement/reconnection fee due to meter tampering/illegal access	$275	97%	$284	100%	per account	
29	Service Removal	actual cost		actual cost			
30	Engineering Plan Check - Electric (includes 3 checks)	$468	98%	$476	100%	per sheet	
31	Engineering Plan Check - Electric - 4th and subsequent review	$66	97%	$68	100%	per sheet	
32	Project Clearance committee/Sub committee review	$866	99%	$879	100%		
33	Time of Use Meter Installation - Residential	$459	98%	$468	100%	per meter	
34	Time of Use Meter Installation - Non-Residential	$672	98%	$683	100%	per meter	
35	Field Marking-Fiber Up to 50 ft of excavation	$155	97%	$159	100%		
36	Field Marking-Fiber Over 50 ft of excavation	$103	97%	$106	100%	per each add'l 50ft	
37	Electric equipment relocation	actual cost		actual cost			
38	SVP system impact study - Transmission system	$84,249	99%	$84,700	100%		[b]
39	CAISO System Impact Study	$139,518	99%	$140,300	100%		[b]
40	SVP system impact study - Distribution 12kV system	$16,767	99%	$16,900	100%		[b]
41	SVP generation interconnection study	$16,767	99%	$16,900	100%		[b]
42	Distribution Pole Contact-Application fee	$254.04		$260.39			[c]
43	Distribution Pole Contact-cable attachment	$18.96		$19.43			[c]
44	Distribution Pole Contact-equipment attachment	$53.82		$55.17			[c]
45	Distribution Pole Contact-riser attachment	$39.85		$40.85			[c]
46	Distribution Pole Contact-anchor attachment	$3.70		$3.79			[c]
47	Distribution Pole Contact-small cell	$96.43		$98.84			[c]

[a] Fee calculated as part of separate study.
[b] Amount currently collected via agreement. Moving to Master Fee Schec
[c] Resolution #16-8285. 2.5% annual escalation per resolution.

City of Santa Clara
The Center of What's Possible

Finance - Municipal Services Division Fees

City of Santa Clara
User and Regulatory Fee Study
Allocation of Annual Labor Effort - Finance - Municipal Services

Position [a]	FTE [a]	Total Hours Per FTE [b]	Less: Holiday & Leave [c]	Productive Hours Per FTE	Total Productive Hours	Indirect [d]	Direct [d]	Total	Total Indirect Hours	Total Direct Hours	Total Hours	Total Salary Top Step [e]	Annual Salary
Business Analyst	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$73	$152,152
Customer Service Representative	15.00	2,080	216	1,864	27,960	20%	80%	100%	5,592	22,368	27,960	$50	$1,546,697
Customer Service Supervisor	2.00	2,080	216	1,864	3,728	40%	60%	100%	1,491	2,237	3,728	$62	$256,380
Meter Reader	4.00	2,080	216	1,864	7,456	20%	80%	100%	1,491	5,965	7,456	$52	$432,762
Municipal Services Division Manager	1.00	2,080	216	1,864	1,864	60%	40%	100%	1,118	746	1,864	$112	$233,838
Office Specialist III	1.00	2,080	216	1,864	1,864	100%	0%	100%	1,864	-	1,864	$53	$110,602
Senior Customer Service Representative	5.00	2,080	216	1,864	9,320	20%	80%	100%	1,864	7,456	9,320	$53	$553,011
Senior Management Analyst	1.00	2,080	216	1,864	1,864	100%	0%	100%	1,864	-	1,864	$86	$179,371
Utility Field Services Worker	3.00	2,080	216	1,864	5,592	20%	80%	100%	1,118	4,474	5,592	$55	$340,143
Utility Field Services Supervisor	1.00	2,080	216	1,864	1,864	40%	60%	100%	746	1,118	1,864	$62	$128,190
Utility Services Technician	2.00	2,080	216	1,864	3,728	20%	80%	100%	746	2,982	3,728	$62	$256,380
Total	**36.00**				**67,104**				**18,267**	**48,837**	**67,104**		$4,189,526
Total									**27%**	**73%**	**100%**		

[a] Source: FY 25/26 Adopted budget.
[b] Based on 40 hour week * 52 weeks per year.
[c] Amount intended to serve as reasonable estimate. Amount will vary annually, and by employee. Amount assumes twelve days holiday, ten days vacation/personal leave, five days sick leave.
[d] Amounts intended to serve as reasonable estimates developed for purposes of this analysis. Amount will vary annually, and by employee. Amount based on position and consultant experience working with similar municipalities.
[e] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Finance - Municipal Services

FY 25/26 Adopted Expenses [a]		Program	3332	3333	3334	3335	3336	3337				
Fund #	Fund Desc	Account Desc	Utility Bill Svcs	Revenue Cashiering	Business Certificate	Field Svcs	Admin	Contact Ctr	Subtotal	Adjust	Total	Notes
001	General Fund	87010 - Salary and Wages	$1,791,957	$405,767	$166,987	$828,944	$214,840	$491,277	$3,899,772	$0	$3,899,772	
001	General Fund	87011 - Salary Savings - Attrition and Time O	($50,887)	($12,426)	($4,995)	($20,198)	($6,908)	($14,892)	($110,306)	$0	($110,306)	
001	General Fund	87017 - Premium Pay	$0	$0	$0	$52	$0	$0	$52	$0	$52	
001	General Fund	87020 - Salary And Wages - As Needed	$127,042	$0	$0	$0	$0	$0	$127,042	$0	$127,042	
001	General Fund	87030 - Overtime	$594	$594	$594	$2,970	$0	$594	$5,346	$0	$5,346	
001	**General Fund**	**1 Salary Accounts**	**$1,868,706**	**$393,935**	**$162,586**	**$811,768**	**$207,932**	**$476,979**	**$3,921,906**	**$0**	**$3,921,906**	
001	General Fund	87212 - Retirement - Non Public Safety	$618,913	$142,860	$58,714	$262,019	$75,050	$172,996	$1,330,552	$0	$1,330,552	
001	General Fund	87221 - Medicare	$26,947	$5,970	$2,469	$13,047	$3,158	$7,416	$59,007	$0	$59,007	
001	General Fund	87222 - Social Security	$115,015	$25,325	$10,354	$55,592	$12,463	$31,508	$250,257	$0	$250,257	
001	General Fund	87223 - Social Security - OT	$36	$36	$36	$184		$36	$328	$0	$328	
001	General Fund	87224 - Medicare OT	$7	$7	$7	$41		$7	$69	$0	$69	
001	General Fund	87230 - Health Allocation	$341,392	$74,722	$11,412	$185,628	$32,348	$105,132	$750,634	$0	$750,634	
001	General Fund	87241 - Dental - City Paid	$4,282	$1,110	$434	$2,209	$406	$1,314	$9,755	$0	$9,755	
001	General Fund	87242 - Long Term Disability-CIty Paid	$8,529	$2,154	$828	$4,573	$757	$2,629	$19,470	$0	$19,470	
001	General Fund	87243 - Vision- City Paid	$1,765	$506	$176	$896	$166	$561	$4,070	$0	$4,070	
001	General Fund	87250 - Basic Life Insurance	$669	$174	$66	$301	$98	$192	$1,500	$0	$1,500	
001	General Fund	87271 - VEBA	$9,480	$2,460	$960	$4,890	$900	$2,910	$21,600	$0	$21,600	
001	General Fund	87272 - EAP	$679	$175	$69	$350	$66	$208	$1,547	$0	$1,547	
001	General Fund	87274 - Auto Allowance	$2,640	$240	$240	$240	$1,200	$240	$4,800	$0	$4,800	
001	General Fund	87275 - Mobile Phone Allowance	$1,056	$96	$96	$96	$480	$96	$1,920	$0	$1,920	
001	General Fund	87279 - Misc. Other Benefits	$0	$0	$0	$4,305	$55	$0	$4,360	$0	$4,360	
001	General Fund	87280 - City Paid Deferred Compensation	$3,960	$360	$360	$360	$1,800	$360	$7,200	$0	$7,200	
001	General Fund	87390 - OPEB	$68,366	$17,742	$6,923	$35,265	$6,490	$20,986	$155,772	$0	$155,772	
001	**General Fund**	**2 Benefit Accounts**	**$1,203,736**	**$273,937**	**$93,144**	**$569,996**	**$135,437**	**$346,591**	**$2,622,841**	**$0**	**$2,622,841**	
001	General Fund	87500 - Operating Supplies	$44,679	$0	$0	$0	$0	$0	$44,679	$0	$44,679	
001	General Fund	87530 - Special Departmental Supplies	$0	$0	$0	$0	$3,590	$0	$3,590	$0	$3,590	
001	General Fund	87865 - Subscription Based IT Arrangement (	$455,120	$53,241	$38,204	$0	$0	$0	$546,565	$0	$546,565	
001	General Fund	87825 - Conference, Travel and Training	$6,083	$224	$0	$0	$0	$1,543	$7,850	$0	$7,850	
001	General Fund	87870 - Contractual Services	$648,061	$40,066	$120,980	$24,243	$0	$0	$833,350	$0	$833,350	
001	**General Fund**	**3 Mat/Serv/Sup**	**$1,153,943**	**$93,531**	**$159,184**	**$24,243**	**$3,590**	**$1,543**	**$1,436,034**	**$0**	**$1,436,034**	
001	General Fund	87640 - Vehicle Equipment Maintenance	$0	$0	$0	$28,507	$0	$0	$28,507	$0	$28,507	
001	General Fund	87650 - Technical Services Maintenance	$180,601	$40,895	$16,830	$83,545	$21,653	$49,513	$393,037	$0	$393,037	
001	General Fund	87660 - Workers Comp Insurance	$5,519	$1,297	$534	$2,169	$687	$1,570	$11,776	$0	$11,776	
001	General Fund	87680 - Unemployment Insurance	$831	$195	$80	$326	$103	$236	$1,771	$0	$1,771	
001	General Fund	87740 - Vehicle Equipment Amortization	$0	$0	$0	$33,678	$0	$0	$33,678	$0	$33,678	
001	General Fund	87840 - Insurance And Surety Bonds	$0	$0	$0	$0	$0	$0	$0	$0	$0	
001	**General Fund**	**5 Interfund Services**	**$186,951**	**$42,387**	**$17,444**	**$148,225**	**$22,443**	**$51,319**	**$468,769**	**$0**	**$468,769**	
Subtotal			**$4,413,336**	**$803,790**	**$432,358**	**$1,554,232**	**$369,402**	**$876,432**	**$8,449,550**	**$0**	**$8,449,550**	

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Finance - Municipal Services

Adjustments for Fully-Burdened Hourly Rate Calculation

Calculation of Fully-Burdened Hourly Rate

Description	Total	Notes
Divisional Expenses	$8,449,550	
Productive Hours	48,837	[b]
Total	**$173**	

Full Cost Factors for Hourly Rate Buildup

Description	Total	Share	Per Hour
Personnel	$6,544,747	77%	$134
Equipment	$0	0%	$0
Materials / Supplies	$1,904,803	23%	$39
Other Costs	$0	0%	$0
Overhead	$0	0%	$0
Total	**$8,449,550**	**100%**	**$173**

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Finance - Municipal Services

Information Below is for Use if City Desires to Use Positional Hourly Billing Rates

Scenario 1: Uniform Assignment of Materials and Overhead Costs Per Hour

Calculate Benefit Ratio

Salary Accounts	$3,921,906
Benefit Accounts	$2,622,841
Total	0.67

Calculation of Direct Hours Ratio (Billing Factor)

Description	Base Hrs Per FTE	Adjust for Typical Leave	Productive Hours	Direct Hours %	Direct Hours Per FTE	Notes
Hours	2,080	(216)	1,864	73%	1,357	
Direct Hours Bill Factor (For Every $ of Salary Add this amount to account for Direct Hrs v. Total Hrs.)					**1.53**	

Position	Top Step Hrly [c]	Benefits	Subtotal Labor Costs	Adjust for Direct Hours	Total Labor Rate	Add: M'tls / Supplies	Add: Overhead	Total Hourly Rate
Business Analyst	$73	$49	$122	1.53	$187	$39	$0	$226
Customer Service Representative	$50	$33	$83	1.53	$127	$39	$0	$166
Customer Service Supervisor	$62	$41	$103	1.53	$158	$39	$0	$197
Meter Reader	$52	$35	$87	1.53	$133	$39	$0	$172
Municipal Services Division Manager	$112	$75	$188	1.53	$288	$39	$0	$327
Office Specialist III	$53	$36	$89	1.53	$136	$39	$0	$175
Senior Customer Service Representative	$53	$36	$89	1.53	$136	$39	$0	$175
Senior Management Analyst	$86	$58	$144	1.53	$221	$39	$0	$260
Utility Field Services Worker	$55	$36	$91	1.53	$139	$39	$0	$178
Utility Field Services Supervisor	$62	$41	$103	1.53	$158	$39	$0	$197
Utility Services Technician	$62	$41	$103	1.53	$158	$39	$0	$197

Scenario 2: Assignment of a Common Indirect Rate Factor that Can Be Applied to Base Hourly Wage Rate to Calculate Fully-Burdened Hourly Billing Rate by Position

Calculation of Fully-Burdened Hourly Rate Billing Factor (Apply Factor to Top Step Salary for Positional Rates)

Description	FTE	Hours Per FTE	Total Hours	Salaries and Wages	Hourly Wage Rate Only	Burdened Hourly Rate	ICR Multiplier	Notes
Total	36.00	2,080	74,880	$4,189,526	$56	$173	3.09	

[a] Source: FY 25/26 Adopted budget.
[b] See allocation of Annual Labor Effort, Finance Municipal Services.
[c] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Finance / Municipal Services
Calculation of the Estimated Costs of Providing Fee Related Services

								Cost of Service					
								$166	$175	$178	$197	$197	
	Fee Description	Cust Svc Rep	Sr Cust Svc Rep	Utility Field Svc Wrkr	Utility Field Svcs Sup	Utility Svcs Tech	Total	Cust Svc Rep	Sr Cust Svc Rep	Utility Field Svc Wrkr	Utility Field Svcs Sup	Utility Svcs Tech	Cost of Svc
	Business Tax Certificate												
1	Business Tax - Rental Unit Surcharge Apartments with 3+ Units												
2	Delinquent Payment of Business Certificate Fees - 30 Days After Due Date (% of Appropriate Business License Tax)												
	Other												
3	Change of name, address or business type as shown on current certificate	0.08					0.08	$14					$14
4	Business Certificate Info - Special Request (Research Required)												
5	Duplicate business certificate	0.08					0.08	$14					$14
6	Amplified Music Permit	0.50					0.50	$83					$83
7	City Flag												
8	Block Party Request	0.50					0.50	$83					$83
9	Utility service deposit - commercial, industrial and residential												
10	Service turn-on fee (for each service)												
	a) Electric	0.08		0.10	0.10		0.28	$14		$18	$20		$51
	b) Water	0.08		0.10	0.10		0.28	$14		$18	$20		$51
11	Billing service charge for late payment - residential, commercial and industrial					0.08	0.08					$16	$16
12	Delinquent Service Letter (48 hour notice)		0.33				0.33		$58				$58
13	Fees for the verification of electric meter address (aka "ring out")												
	Per Address Visit	0.08		0.33	0.42		0.83	$14		$59	$82		$155
	Per Meter			0.03	0.03		0.07			$6	$7		$13
14	Utility Billing Splitting or Combining Accounts	0.50		0.50			1.00	$83		$89			$172
15	Municipal Services Information Each Document Special Request (Research Required)												

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Finance / Municipal Services
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Cost Recovery Information					
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
	Business Tax Certificate						
1	Business Tax - Rental Unit Surcharge Apartments with 3+ Units	$3.16	n/a	$3.19	n/a	per unit, per year	
2	Delinquent Payment of Business Certificate Fees - 30 Days After Due Date (% of Appropriate Business License Tax)	25%	n/a	25%	n/a		
	Other						
3	Change of name, address or business type as shown on current certificate	$13.00	94%	$13	94%	each	
4	Business Certificate Info - Special Request (Research Required)	Actual Cost of Compilation	100%	Actual Cost of Compilation	100%	each	
5	Duplicate business certificate	$13.00	94%	$13	94%	each	
6	Amplified Music Permit	$81.00	98%	$83	100%		
7	City Flag	Actual Cost	100%	Actual Cost	100%		
8	Block Party Request	No Charge	0%	No Charge	0%		
9	Utility service deposit - commercial, industrial and residential	Est. 3 mo. usage		Est. 3 mo. usage		based on history and/or projected load	
10	Service turn-on fee (for each service)						
	a) Electric	$49.00	95%	$51	99%		
	b) Water	$49.00	95%	$51	99%		
11	Billing service charge for late payment - residential, commercial and industrial	Greater of $15 or 1.5%	85%	Greater of $16 or 1.5%	100%		
12	Delinquent Service Letter (48 hour notice)	$56.00	96%	$58	99%	per account	
13	Fees for the verification of electric meter address (aka "ring out")						
	Per Address Visit	$152.00	98%	$155	100%	per address	
	Per Meter	$5.00	40%	$5	40%	per meter	
14	Utility Billing Splitting or Combining Accounts	$169.00	98%	$172	100%	per account	
15	Municipal Services Information Each Document Special Request (Research Required)	Actual cost of compilation	100%	Actual cost of compilation	100%		

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Finance / Municipal Services
Calculation of the Estimated Costs of Providing Fee Related Services

								Cost of Service					
								$166	$175	$178	$197	$197	
	Fee Description	Cust Svc Rep	Sr Cust Svc Rep	Utility Field Svc Wrkr	Utility Field Svcs Sup	Utility Svcs Tech	Total	Cust Svc Rep	Sr Cust Svc Rep	Utility Field Svc Wrkr	Utility Field Svcs Sup	Utility Svcs Tech	Cost of Svc
16	10-day letter for house meter												
	a) For up to 10 units		0.50	0.33			0.83		$88	$59			$147
	b) For each full or partial increment of 10 thereafter		0.13				0.13		$23				$23
17	Meter reading more than once per month 1st meter per location	0.33		0.25			0.58	$55		$45			$100
18	Delinquent Reconnect Fee	0.17		0.33			0.50	$28		$59			$87

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Finance / Municipal Services
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Cost Recovery Information					
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
16	10-day letter for house meter						
	a) For up to 10 units	$143.00	97%	$146	99%		
	b) For each full or partial increment of 10 thereafter	$22.00	94%	$23	99%		
17	Meter reading more than once per month 1st meter per location	$98.00	98%	$99	99%		
18	Delinquent Reconnect Fee	$85.00	98%	$87	100%	per account	

City of Santa Clara
The Center of What's Possible

Fire Department Fees

City of Santa Clara
User and Regulatory Fee Study
Cost Allocation - Fire - Department Administration

FY 25/26 Adopted Expenses [a]		Program	7811			
Fund #	Fund Desc	Account Desc	Fire - Admin	Adjustment	Total	Notes
001	General Fund	87010 - Salary and Wages	$1,635,465	$0	$1,635,465	
001	General Fund	87020 - Salary And Wages - As Needed	$11,526	$0	$11,526	
001	General Fund	87030 - Overtime	$26,000	$0	$26,000	
001	General Fund	87040 - Salary And Wages - Holiday Pay	$17,445	$0	$17,445	
001	General Fund	87110 - Contra Account - Reimbd Salary & W	($347,411)	$0	($347,411)	
001	**General Fund**	**1 Salary Accounts**	**$1,343,025**	**$0**	**$1,343,025**	
001	General Fund	87211 - Retirement - Public Safety	$638,439	$0	$638,439	
001	General Fund	87212 - Retirement - Non Public Safety	$229,946	$0	$229,946	
001	General Fund	87221 - Medicare	$24,897	$0	$24,897	
001	General Fund	87222 - Social Security	$43,701	$0	$43,701	
001	General Fund	87224 - Medicare OT	$6,652	$0	$6,652	
001	General Fund	87230 - Health Allocation	$121,030	$0	$121,030	
001	General Fund	87241 - Dental - City Paid	$2,302	$0	$2,302	
001	General Fund	87242 - Long Term Disability-CIty Paid	$2,718	$0	$2,718	
001	General Fund	87243 - Vision- City Paid	$660	$0	$660	
001	General Fund	87250 - Basic Life Insurance	$516	$0	$516	
001	General Fund	87270 - Uniform Allowance	$720	$0	$720	
001	General Fund	87271 - VEBA	$12,300	$0	$12,300	
001	General Fund	87272 - EAP	$364	$0	$364	
001	General Fund	87273 - Professional Development	$1,000	$0	$1,000	
001	General Fund	87274 - Auto Allowance	$2,400	$0	$2,400	
001	General Fund	87275 - Mobile Phone Allowance	$960	$0	$960	
001	General Fund	87276 - Benefits Communication Network	$108	$0	$108	
001	General Fund	87280 - City Paid Deferred Compensation	$9,120	$0	$9,120	
001	General Fund	87390 - OPEB	$36,780	$0	$36,780	
001	**General Fund**	**2 Benefit Accounts**	**$1,134,613**	**$0**	**$1,134,613**	
001	General Fund	87500 - Operating Supplies	$54,223	$0	$54,223	
001	General Fund	87530 - Special Departmental Supplies	$5,790	$0	$5,790	
001	General Fund	87825 - Conference, Travel and Training	$0	$0	$0	
001	General Fund	87865 - Subscription Based IT Arrangement (	$38,465	$0	$38,465	
001	General Fund	87870 - Contractual Services	$222,969	($222,969)	$0	
001	General Fund	87930 - City Membership	$3,060	$0	$3,060	
001	**General Fund**	**3 Mat/Serv/Sup**	**$324,507**	**($222,969)**	**$101,538**	
001	General Fund	87640 - Vehicle Equipment Maintenance	$27,756	$0	$27,756	
001	General Fund	87650 - Technical Services Maintenance	$141,386	$0	$141,386	
001	General Fund	87660 - Workers Comp Insurance	$114,752	$0	$114,752	
001	General Fund	87680 - Unemployment Insurance	$842	$0	$842	
001	General Fund	87740 - Vehicle Equipment Amortization	$19,726	$0	$19,726	
001	General Fund	87810 - Utilities Expenses	$228,277	$0	$228,277	
001	**General Fund**	**5 Interfund Services**	**$532,739**	**$0**	**$532,739**	
Subtotal			**$3,334,884**	**($222,969)**	**$3,111,915**	

City of Santa Clara
User and Regulatory Fee Study
Cost Allocation - Fire - Department Administration
Adjustments for Fully-Burdened Hourly Rate Calculation

Allocation of Citywide Overhead

Description	Fire - Admin	Adjustment	Total	Notes
Allocation of Citywide Overhead	$331,245	$0	$331,245	[b]

Total Costs for Allocation

Description	Total	Adjustment	Total	Notes
Department Administration	$3,666,129	($222,969)	$3,443,160	[c]
Subtotal	**$3,666,129**	**($222,969)**	**$3,443,160**	

Allocation to Direct Service Divisions

Description	Subtotal	Adjustment	Total	Share	Notes
Administration	9.50	(9.50)	0.00	0%	
Emergency Medical Services	2.00	0.00	2.00	1%	
Training	3.00	0.00	3.00	2%	
Field Operation	137.00	0.00	137.00	83%	
Community Risk Reduction	24.00	0.00	24.00	14%	
Total	**175.50**	**(9.50)**	**166.00**	**100%**	

Allocation to Direct Service Divisions

Description	Total	Notes
Administration	$0	
Emergency Medical Services	$41,484	
Training	$62,226	
Field Operation	$2,841,644	
Community Risk Reduction	$497,806	
Total	**$3,443,160**	

[a] Source: FY 25/26 Adopted budget.
[b] Source: Citywide overhead cost allocation plan.
[c] To account for support provided but not directly budgeted to direct service units.

City of Santa Clara
The Center of What's Possible

Community Risk Reduction Fees

City of Santa Clara
User and Regulatory Fee Study
Allocation of Annual Labor Effort - Fire - Community Risk Reduction

Position [a]	FTE [a]	Total Hours Per FTE [b]	Less: Holiday & Leave [c]	Productive Hours Per FTE	Total Productive Hours	Indirect [d]	Direct [d]	Total	Total Indirect Hours	Total Direct Hours	Total Hours	Total Salary Top Step [e]	Annual Salary
Fire Marshal	1.00	2,080	216	1,864	1,864	50%	50%	100%	932	932	1,864	$155	$321,897
Assistant Fire Marshal	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$144	$298,807
Deputy Fire Marshal III	2.00	2,080	216	1,864	3,728	20%	80%	100%	746	2,982	3,728	$110	$456,108
Deputy Fire Marshal II	5.00	2,080	216	1,864	9,320	20%	80%	100%	1,864	7,456	9,320	$104	$1,085,854
Deputy Fire Marshal I	2.00	2,080	216	1,864	3,728	20%	80%	100%	746	2,982	3,728	$95	$393,702
Fire Protection Engineer	3.00	2,080	216	1,864	5,592	20%	80%	100%	1,118	4,474	5,592	$94	$588,621
Fire Prevention Specialist II	2.00	2,080	216	1,864	3,728	20%	80%	100%	746	2,982	3,728	$81	$339,025
Fire Prevention Specialist I	3.00	2,080	216	1,864	5,592	20%	80%	100%	1,118	4,474	5,592	$46	$289,911
Permit Technician	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$55	$113,381
Management Analyst	1.00	2,080	216	1,864	1,864	65%	35%	100%	1,212	652	1,864	$78	$163,065
Staff Aide I	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$56	$116,173
Office Specialist II	2.00	2,080	216	1,864	3,728	65%	35%	100%	2,423	1,305	3,728	$48	$201,036
Total	24.00				**44,736**				**12,023**	**32,713**	**44,736**		$4,367,581
Total									**27%**	**73%**	**100%**		

[a] Source: FY 25/26 Adopted budget.

[b] Based on 40 hour week * 52 weeks per year.

[c] Amount intended to serve as reasonable estimate. Amount will vary annually, and by employee. Amount assumes twelve days holiday, ten days vacation/personal leave, five days sick leave.

[d] Amounts intended to serve as reasonable estimates developed for purposes of this analysis. Amount will vary annually, and by employee. Amount based on position and consultant experience working with similar municipalities.

[e] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Fire - Community Risk Reduction

FY 25/26 Adopted Expenses [a]		Program	7831	7834	7835	7836	7837				
Fund #	Fund Desc	Account Desc	Admin, Investigation, Education	Development Services	Non-Dev Services	Development CUPA	Non-Dev CUPA	Subtotal	Adjustment	Total	Notes
All	All	87010 - Salary and Wages	$564,975	$1,780,613	$996,679	$176,492	$632,975	$4,151,734	$0	$4,151,734	
All	All	87020 - Salary And Wages - As Needed	$7,126	$12,471	$7,126	$1,782	$7,126	$35,631	$0	$35,631	
All	All	87030 - Overtime	$26,651	$49,881	$3,326	$3,326	$3,326	$86,510	($86,510)	$0	
All	**All**	**1 Salary Accounts**	**$598,752**	**$1,842,965**	**$1,007,131**	**$181,600**	**$643,427**	**$4,273,875**	**($86,510)**	**$4,187,365**	
All	All	87211 - Retirement - Public Safety	$246,971	$642,016	$305,608	$74,334	$377,549	$1,646,478	$0	$1,646,478	
All	All	87212 - Retirement - Non Public Safety	$61,834	$225,746	$182,146	$12,237	$12,404	$494,367	$0	$494,367	
All	All	87221 - Medicare	$8,420	$27,718	$14,920	$2,807	$9,375	$63,240	$0	$63,240	
All	All	87222 - Social Security	$11,193	$51,181	$33,505	$4,648	$2,988	$103,515	$0	$103,515	
All	All	87224 - Medicare OT	$860	$0	$0	$0	$0	$860	($860)	$0	
All	All	87230 - Health Allocation	$63,264	$224,867	$134,884	$21,850	$65,270	$510,135	$0	$510,135	
All	All	87241 - Dental - City Paid	$832	$2,829	$1,773	$272	$798	$6,504	$0	$6,504	
All	All	87242 - Long Term Disability-CIty Paid	$760	$3,493	$2,417	$356	$193	$7,219	$0	$7,219	
All	All	87243 - Vision- City Paid	$151	$687	$495	$54	$43	$1,430	$0	$1,430	
All	All	87250 - Basic Life Insurance	$185	$740	$505	$68	$134	$1,632	$0	$1,632	
All	All	87270 - Uniform Allowance	$927	$3,378	$2,513	$286	$691	$7,795	$0	$7,795	
All	All	87271 - VEBA	$6,270	$18,690	$10,800	$1,950	$7,890	$45,600	$0	$45,600	
All	All	87272 - EAP	$123	$456	$283	$43	$127	$1,032	$0	$1,032	
All	All	87273 - Professional Development	$150	$325	$125	$50	$350	$1,000	$0	$1,000	
All	All	87274 - Auto Allowance	$120	$1,680	$120	$240	$240	$2,400	$0	$2,400	
All	All	87275 - Mobile Phone Allowance	$48	$672	$48	$96	$96	$960	$0	$960	
All	All	87276 - Benefits Communication Network	$55	$155	$75	$18	$93	$396	$0	$396	
All	All	87280 - City Paid Deferred Compensation	$3,888	$17,634	$12,570	$1,536	$2,292	$37,920	$0	$37,920	
All	All	87390 - OPEB	$13,198	$45,218	$28,339	$4,326	$12,767	$103,848	$0	$103,848	
All	**All**	**2 Benefit Accounts**	**$419,249**	**$1,267,485**	**$731,126**	**$125,171**	**$493,300**	**$3,036,331**	**($860)**	**$3,035,471**	
All	All	87500 - Operating Supplies	$21,668	$18,055	$10,157	$7,223	$10,732	$67,835	$0	$67,835	
All	All	87825 - Conference, Travel and Training	$7,091	$11,489	$4,009	$2,005	$9,528	$34,122	$0	$34,122	
All	All	87865 - Subscription Based IT Arrangement (	$11,150	$10,670	$600	$0	$600	$23,020	$0	$23,020	
All	All	87870 - Contractual Services	$21,459	$200,000	$18,819	$0	$6,820	$247,098	($247,098)	$0	
All	All	87900 - Rent Expense	$3,717	$0	$0	$0	$0	$3,717	$0	$3,717	
All	All	87930 - City Membership	$510	$0	$0	$0	$0	$510	$0	$510	
All	**All**	**3 Mat/Serv/Sup**	**$65,595**	**$240,214**	**$33,585**	**$9,228**	**$27,680**	**$376,302**	**($247,098)**	**$129,204**	
All	All	87640 - Vehicle Equipment Maintenance	$15,734	$6,715	$3,049	$3,754	$2,151	$31,403	$0	$31,403	
All	All	87650 - Technical Services Maintenance	$146,148	$0	$100,450	$0	$0	$246,598	$0	$246,598	
All	All	87660 - Workers Comp Insurance	$45,737	$125,911	$81,050	$10,796	$50,822	$314,316	$0	$314,316	
All	All	87680 - Unemployment Insurance	$269	$740	$476	$63	$299	$1,847	$0	$1,847	
All	All	87740 - Vehicle Equipment Amortization	$10,426	$18,263	$15,930	$5,787	$4,081	$54,487	$0	$54,487	
All	All	87840 - Insurance And Surety Bonds	$0	$0	$0	$0	$0	$0	$0	$0	
All	**All**	**5 Interfund Services**	**$218,314**	**$151,629**	**$200,955**	**$20,400**	**$57,353**	**$648,651**	**$0**	**$648,651**	
All	All	87994 - Services from Other Funds-CAP	$0	$314,249	$0	$227,613	$0	$541,862	($541,862)	$0	
All	All	89953 - Trs Out - CIP	$0	$3,807	$0	$0	$0	$3,807	($3,807)	$0	
All	**All**	**6 CAP**	**$0**	**$318,056**	**$0**	**$227,613**	**$0**	**$545,669**	**($3,807)**	**$0**	
Subtotal			**$1,301,910**	**$3,820,349**	**$1,972,797**	**$564,012**	**$1,221,760**	**$8,880,828**	**($338,275)**	**$8,000,691**	

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Fire - Community Risk Reduction

Adjustments for Fully-Burdened Hourly Rate Calculation

Allocation of Citywide Overhead

Description	Admin, Investigation, Education	Development Services	Non-Dev Services	Development CUPA	Non-Dev CUPA	Subtotal	Adjustment	Total	Notes
Allocation of Citywide Overhead	$99,329	$277,257	$159,632	$36,992	$145,323	$718,533	$0	$718,533	[b]

Department Administration Costs Assigned to Fire Prev, Haz Mat, and CUPA

Description	Total	Admin, Investigation, Education	Development Services	Non-Dev Services	Development CUPA	Non-Dev CUPA	Subtotal	Adjustment	Total	Notes
Department Administration	$497,806	$72,977	$214,146	$110,583	$31,615	$68,485	$497,806	$0	$497,806	[c]
Subtotal	**$497,806**	**$72,977**	**$214,146**	**$110,583**	**$31,615**	**$68,485**	**$497,806**	**$0**	**$497,806**	

Total Divisional Costs

Description	Admin, Investigation, Education	Development Services	Non-Dev Services	Development CUPA	Non-Dev CUPA	Total	Notes
Total	**$1,474,217**	**$4,311,752**	**$2,243,012**	**$632,619**	**$1,435,568**	**$10,097,167**	

Calculation of Fully-Burdened Hourly Rate

Description	Total
Divisional Expenses	$10,097,167
Direct Hours	32,713
Total	**$309**

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Fire - Community Risk Reduction

Calculation of Fully-Burdened Hourly Rate Billing Factor (Apply Factor to Top Step Salary for Positional Rates)

Description	FTE	Hours Per FTE	Total Hours	Salaries and Wages	Hourly Wage Rate Only	Burdened Hourly Rate	ICR Multiplier	Notes
Total	24.00	2,080	49,920	$4,367,581	$87	$309	3.53	

Full Cost Factors for Hourly Rate Buildup

Description	Total	Total
Personnel	$7,222,836	78%
Equipment	$0	0%
Materials / Supplies	$777,855	8%
Other Costs	$0	0%
Overhead	$1,216,339	13%
Total	**$9,217,030**	**100%**

[a] Source: FY 25/26 Adopted budget.
[b] Source: Citywide overhead cost allocation plan.
[c] To account for department admin support provided but not directly budgeted to direct service units. See Fire Department - Department Administration cost allocation worksheet.

City of Santa Clara

Cost of Service Study for Analyzing User and Regulatory Fees

Calculation of the Cost of Providing Fee Related Services - Fire - Community Risk Reduction Fees

	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Change $	Proposed Change %	Unit	Notes
	Construction Permits													
1	Access Control and Traffic Calming Devices Gates and Barricades across fire apparatus access roads	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
2	Access Controlled Egress	7.00	x	$309	=	$2,163	$2,050	95%	$2,163	100%	$113	6%		
3	Alternate Materials, Design and Methods of Construction and Equipment	7.00	x	$309	=	$2,163	$2,050	95%	$2,163	100%	$113	6%		
4	Automatic Fire Extinguishing Systems: Special Hazard Systems (including Halon, Wet and Dry Chemical Systems, CO2, Foam and Similar Systems)	6.00	x	$309	=	$1,854	$1,757	95%	$1,854	100%	$97	6%		
5	Automatic Fire Extinguishing Systems: Hood & Duct per system	3.50	x	$309	=	$1,082	$1,025	95%	$1,081	100%	$56	5%		
6	Automatic Fire Protection System for Spray Booths	5.50	x	$309	=	$1,700	$1,610	95%	$1,699	100%	$89	6%		
7	Automatic Fire Sprinkler Systems - New													
	a) 1-49 heads	5.00	x	$309	=	$1,545	$1,464	95%	$1,545	100%	$81	6%		
	b) 50-100 heads	8.00	x	$309	=	$2,472	$2,343	95%	$2,472	100%	$129	6%		
	c) 101-200 heads	13.00	x	$309	=	$4,017	$3,807	95%	$4,017	100%	$210	6%		
	d) Each additional 100 heads (>200 heads)	3.00	x	$309	=	$927	$878	95%	$927	100%	$49	6%		
8	Automatic Fire Sprinkler Systems - Existing													
	a) 1-49 heads, no calculations	3.75	x	$309	=	$1,159	$1,098	95%	$1,158	100%	$60	5%		
	b) 50-100 heads, no calculations	4.75	x	$309	=	$1,468	$1,391	95%	$1,467	100%	$76	5%		
	c) 1-49 heads, with calculations	6.50	x	$309	=	$2,009	$1,903	95%	$2,008	100%	$105	6%		
	d) 50-100 heads, with calculations	7.50	x	$309	=	$2,318	$2,196	95%	$2,317	100%	$121	6%		
	e) 101-200 heads, with calculations	12.00	x	$309	=	$3,708	$3,514	95%	$3,708	100%	$194	6%		
	f) Each additional 100 heads (>200 heads)	1.50	x	$309	=	$464	$438	94%	$463	100%	$25	6%		
9	Automatic Fire Sprinkler Systems													
	a) Residential 13D - Initial Submittal Plan Review Required	6.00	x	$309	=	$1,854	$1,757	95%	$1,854	100%	$97	6%		
	b) Residential 13D - Secondary Submittal - No Detailed Review Required	3.00	x	$309	=	$927	$878	95%	$927	100%	$49	6%		
10	Backflow Preventer Replacement	6.00	x	$309	=	$1,854	$1,757	95%	$1,854	100%	$97	6%		
11	Building Plans - FIRE	varies	x	$309	=	35% of Building Fee; Min. $1,025	35% of Building Fee; Min. $1,025	varies	35% of Building Fee; Min. $1,081	100%	$75	10%		
12	Building Plans - CUPA	varies	x	$309	=	35% of Building Fee; Min. $1,025	35% of Building Fee; Min. $1,025	varies	35% of Building Fee; Min. $1,081	100%	$75	10%		
13	Building Plans - FIRE - Expedited	varies	x	$309	=	50% of Building Fee; Min. OT Fire Fee	50% of Building Fee; Min. OT Fire Fee	varies	50% of Building Fee; Min. OT Fire Fee	100%	$75	10%		
14	Building Plans - CUPA - Expedited	varies	x	$309	=	50% of Building Fee; Min. OT Fire Fee	50% of Building Fee; Min. OT Fire Fee	varies	50% of Building Fee; Min. OT Fire Fee	100%	$75	10%		
15	Carbon Dioxide Beverage Dispensing System	5.00	x	$309	=	$1,545	$1,464	95%	$1,545	100%	$81	6%		
16	Carnivals and Fairs	5.00	x	$309	=	$1,545	$1,464	95%	$1,545	100%	$81	6%	per event	

City of Santa Clara

Cost of Service Study for Analyzing User and Regulatory Fees

Calculation of the Cost of Providing Fee Related Services - Fire - Community Risk Reduction Fees

	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Change $	Proposed Change %	Unit	Notes
17	Closure of an Onsite Hazardous Waste Treatment System													
	a) Conditionally Authorized or Conditionally Exempt	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
	b) Permit by Rule	5.00	x	$309	=	$1,545	$1,464	95%	$1,545	100%	$81	6%		
18	Community Development Department Referrals	7.00	x	$309	=	$2,163	$2,050	95%	$2,163	100%	$113	6%		
19	Compressed Gas Installation	7.00	x	$309	=	$2,163	$2,050	95%	$2,163	100%	$113	6%		
20	Cooking Oil Storage Tanks	5.00	x	$309	=	$1,545	$1,464	95%	$1,545	100%	$81	6%		
21	Elevator (2-Way) Communication System	6.00	x	$309	=	$1,854	$1,757	95%	$1,854	100%	$97	6%		
22	Emergency Responder Radio Coverage System	18.00	x	$309	=	$5,562	$5,272	95%	$5,562	100%	$290	6%		
23	Emergency Alarm Systems													
	a) New System - No Gas Detection	8.00	x	$309	=	$2,472	$2,343	95%	$2,472	100%	$129	6%		
	b) Modification - No Gas Detection	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
	c) New System - Including Gas Detection	10.00	x	$309	=	$3,090	$2,929	95%	$3,090	100%	$161	5%		
	d) Modification - Including Gas Detection	5.00	x	$309	=	$1,545	$1,464	95%	$1,545	100%	$81	6%		
24	Energy Storage Systems													
	a) Energy Storage Systems	8.00	x	$309	=	$2,472	$2,343	95%	$2,472	100%	$129	6%		
	b) Energy Storage Systems - Residential (R3)	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%		
	c) Commercial Decommissioning	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
25	Engineering Referrals (Parcel maps, public roads, public fire hydrants)	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
26	Environmental Impact Report Initial Review (includes 6 hours of review)	8.00	x	$309	=	$2,472	$2,343	95%	$2,472	100%	$129	6%		
27	Environmental Impact Report Each Additional Hour after Initial Review	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%		
28	Exhibit and Trade Shows	5.00	x	$309	=	$1,545	$1,464	95%	$1,545	100%	$81	6%		
29	Fire Alarm Systems (Non-high rise and R-2 Occupancies)													
	a) 1-20 Devices	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
	b) 21-40 Devices	6.00	x	$309	=	$1,854	$1,757	95%	$1,854	100%	$97	6%		
	c) 41-100 Devices	10.00	x	$309	=	$3,090	$2,929	95%	$3,090	100%	$161	5%		
	d) 101-200 Devices	13.00	x	$309	=	$4,017	$3,807	95%	$4,017	100%	$210	6%		
	e) Each additional 50 devices (>200 devices)	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%		
30	Fire Alarm Systems with pre-wire inspection required (High Rise and R-2 occupancies)													
	a) 1-20 Devices	5.00	x	$309	=	$1,545	$1,464	95%	$1,545	100%	$81	6%		
	b) 21-40 Devices	8.00	x	$309	=	$2,472	$2,343	95%	$2,472	100%	$129	6%		
	c) 41-100 Devices	12.00	x	$309	=	$3,708	$3,514	95%	$3,708	100%	$194	6%		
	d) 101-200 Devices	15.00	x	$309	=	$4,635	$4,393	95%	$4,635	100%	$242	6%		
	e) Each additional 50 devices (>200 devices)	3.00	x	$309	=	$927	$878	95%	$927	100%	$49	6%		

City of Santa Clara

Cost of Service Study for Analyzing User and Regulatory Fees

Calculation of the Cost of Providing Fee Related Services - Fire - Community Risk Reduction Fees

	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Change $	Proposed Change %	Unit	Notes
31	Fire Pump Installation	12.00	x	$309	=	$3,708	$3,514	95%	$3,708	100%	$194	6%		
32	Fire Safety Demolition/Construction Plan	7.00	x	$309	=	$2,163	$2,050	95%	$2,163	100%	$113	6%		
33	Hazardous Materials Closure Plan													
	a) Facility/Site - <= 5,000 sq ft	5.00	x	$309	=	$1,545	$1,464	95%	$1,545	100%	$81	6%		
	b) Facility/Site - 5,001 - 25,000 sq ft	8.00	x	$309	=	$2,472	$2,343	95%	$2,472	100%	$129	6%		
	c) Facility/Site - > 25,000 sq ft	10.00	x	$309	=	$3,090	$2,929	95%	$3,090	100%	$161	5%		
34	Hazardous Materials Closure Plan - Equipment	3.00	x	$309	=	$927	$2,929	316%	$927	100%	($2,002)	-68%		
35	Hazardous Material Tool/Equipment													
	a) New Installation	10.00	x	$309	=	$3,090	$2,929	95%	$3,090	100%	$161	5%		
	b) Modification/Addition to Existing Tool/Equipment	6.00	x	$309	=	$1,854	$1,757	95%	$1,854	100%	$97	6%		
	c) Modification to Existing Tool - Changing to Haz Mat and Detection - No Construction	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
	d) Demolition Only	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
36	High-Piled Combustible Storage	8.00	x	$309	=	$2,472	$2,343	95%	$2,472	100%	$129	6%		
37	High-Rise Fire Protection Water Storage Tank													
	a) 1st Tank	5.50	x	$309	=	$1,700	$1,610	95%	$1,699	100%	$89	6%		
	b) each additional tank	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%		
38	Knox Box Installation	1.50	x	$309	=	$464	$438	94%	$463	100%	$25	6%		
39	Licensed Care Facility (Pre-Inspection)	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%		
40	Liquefied Petroleum Gases - Installation - Per Tank	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
41	Methane Venting and Detection Systems	14.00	x	$309	=	$4,326	$4,100	95%	$4,326	100%	$226	6%		
42	Mobile (On-Demand) Fueling Site Permit	8.00	x	$309	=	$2,472	$2,343	95%	$2,472	100%	$129	6%		
43	Open Burnings	3.00	x	$309	=	$927	$878	95%	$927	100%	$49	6%		
44	Outdoor Assembly Event	5.00	x	$309	=	$1,545	$1,464	95%	$1,545	100%	$81	6%		
45	Ovens: Industrial Baking and/or Drying - Per Oven	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
46	Phased Permitting / Occupancy Plan	12.00	x	$309	=	$3,708	$3,514	95%	$3,708	100%	$194	6%		
47	Plant Extraction Systems	8.00	x	$309	=	$2,472	$2,343	95%	$2,472	100%	$129	6%		

City of Santa Clara

Cost of Service Study for Analyzing User and Regulatory Fees

Calculation of the Cost of Providing Fee Related Services - Fire - Community Risk Reduction Fees

	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Change $	Proposed Change %	Unit	Notes
48	Public Fireworks Display and Pyrotechnic Special Effects Use	8.00	x	$309	=	$2,472	$2,343	95%	$2,472	100%	$129	6%		
49	Public Fireworks Display and Pyrotechnic Special Effects Use Secondary Fireworks/Pyro Submittal - No Detailed Plan Review Required	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%		
50	Pyrotechnics Special Effects Proximal to Audience	12.00	x	$309	=	$3,708	$3,514	95%	$3,708	100%	$194	6%		
51	Pyrotechnics Special Effects Proximal to Audience Secondary Pyro Submittal - No Detailed Plan Review Required	3.00	x	$309	=	$927	$878	95%	$927	100%	$49	6%		
52	Refrigeration System	6.00	x	$309	=	$1,854	$1,757	95%	$1,854	100%	$97	6%		
53	Residential Fire-Building Plan Review (R-3/R-3.1 occupancies only)	1.25	x	$309	=	$386	$365	94%	$386	100%	$21	6%		
54	Smoke Control System	20.00	x	$309	=	$6,180	$5,858	95%	$6,180	100%	$322	5%		
55	Solar Photovoltaic Power Systems													
	a) Commercial	8.00	x	$309	=	$2,472	$2,343	95%	$2,472	100%	$129	6%		
	b) Residential	1.50	x	$309	=	$464	$439	95%	$463	100%	$24	5%		
56	Standpipe Systems: Wet, Combination and Horizontal	5.00	x	$309	=	$1,545	$1,464	95%	$1,545	100%	$81	6%		
57	Storage Tanks - Hazardous Materials: Underground and Above Ground Tank Installations													
	a) First Tank	10.00	x	$309	=	$3,090	$2,929	95%	$3,090	100%	$161	5%		
	b) Each Additional Tank After the First	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
58	Storage Tanks - Hazardous Materials: Underground and Above Ground Tank Removals													
	a) First Tank	9.00	x	$309	=	$2,781	$2,636	95%	$2,781	100%	$145	6%		
	b) Each Additional Tank After the First	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
59	Underground and Above Ground Tank Modifications	5.00	x	$309	=	$1,545	$1,464	95%	$1,545	100%	$81	6%		
60	Temporary Special Event Structure	10.00	x	$309	=	$3,090	$2,929	95%	$3,090	100%	$161	5%		
61	Tent or Air Supported Membrane Structure													
	a) First	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
	b) Each Additional	1.50	x	$309	=	$464	$438	94%	$463	100%	$25	6%		
62	Underground Fire Service Systems													
	a) Fire Sprinkler System (no hydrants)	7.00	x	$309	=	$2,163	$2,050	95%	$2,163	100%	$113	6%		
	b) Fire Sprinkler System with hydrants	9.00	x	$309	=	$2,781	$2,636	95%	$2,781	100%	$145	6%		
	c) Repairs and Minor Modifications	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		

City of Santa Clara

Cost of Service Study for Analyzing User and Regulatory Fees

Calculation of the Cost of Providing Fee Related Services - Fire - Community Risk Reduction Fees

	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Change $	Proposed Change %	Unit	Notes
63	Plan Revision Fee	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%		
64	Resubmittal Fee	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
65	Design Review / Consultation (per hour)	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%	per hour	
66	Miscellaneous Inspections or Plan Reviews per hour	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%	per hour	
67	Miscellaneous Haz Mat Inspections or Haz Mat Plan Reviews or Haz Mat Field Sampling, per hour	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%	per hour	
68	Overtime Inspection (max 3 hrs)	3.00	x	$371	=	$1,112	$1,053	95%	$1,112	100%	$59	6%	max 3 hours	
69	Overtime Haz Mat Inspection (max 3 hrs)	3.00	x	$371	=	$1,112	$1,053	95%	$1,112	100%	$59	6%	max 3 hours	
70	Overtime Plan Review (max 3 hrs)	3.00	x	$371	=	$1,112	$1,053	95%	$1,112	100%	$59	6%	max 3 hours	
71	Overtime Haz Mat Plan Review (max 3 hrs)	3.00	x	$371	=	$1,112	$1,053	95%	$1,112	100%	new	new	max 3 hours	
72	Hourly Rate for Miscellaneous Services													
	a) Regular Hours	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%	per hour	
	b) Overtime Hours	1.00	x	$371	=	$371	$351	95%	$370	100%	$19	5%	per hour	

City of Santa Clara

Cost of Service Study for Analyzing User and Regulatory Fees

Calculation of the Cost of Providing Fee Related Services - Fire - Community Risk Reduction Fees

	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Change $	Proposed Change %	Unit	Notes
	Operational Permits													
73	Additive Manufacturing	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%	annual	
74	Aerosol Products, Aerosol Cooking Spray Products, and Plastic Aerosol Products	1.30	x	$309	=	$402	$379	94%	$401	100%	$22	6%	annual	
75	Amusement Park Buildings	1.30	x	$309	=	$402	$379	94%	$401	100%	$22	6%	annual	
76	Cellulose Nitrate Storage	0.50	x	$309	=	$155	$145	94%	$154	100%	$9	6%	annual	
77	Combustible Dust Producing Operations	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%	annual	
78	Combustible Fiber Storage	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%	annual	
79	Combustible Storage - Including tires in excess of 2,500 cubic feet	0.75	x	$309	=	$232	$219	94%	$231	100%	$12	5%	annual	
80	Compressed Gases	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%	annual	
81	Covered and Open Mall Buildings	6.00	x	$309	=	$1,854	$1,757	95%	$1,854	100%	$97	6%	annual	
82	Cryogenic Fluids	1.30	x	$309	=	$402	$379	94%	$401	100%	$22	6%	annual	
83	Cutting and Welding	1.30	x	$309	=	$402	$379	94%	$401	100%	$22	6%	annual	
84	Dry Cleaning Plants	1.50	x	$309	=	$464	$438	94%	$463	100%	$25	6%	annual	
85	Emergency Responder Radio Coverage System	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%	annual	
86	Energy Storage Systems	1.50	x	$309	=	$464	$438	94%	$463	100%	$25	6%	annual	
87	Energy Storage Systems Serving Life Safety Systems	0.50	x	$309	=	$155	$145	94%	$154	100%	$9	6%		
88	Exhibit and Trade Shows	1.30	x	$309	=	$402	$379	94%	$401	100%	$22	6%	annual	
89	Explosives	1.30	x	$309	=	$402	$379	94%	$401	100%	$22	6%	annual	
90	Fire Hydrants and Valves	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%		
91	Hazardous Production Materials Facilities	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%		
92	High Piled Combustible Storage	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%	annual	
93	Hot Work Operations	0.50	x	$309	=	$155	$145	94%	$154	100%	$9	6%	annual	
94	Indoor Plant Cultivation	1.50	x	$309	=	$464	$438	94%	$463	100%	$25	6%	annual	
95	Industrial Ovens	0.50	x	$309	=	$155	$145	94%	$154	100%	$9	6%	annual	

City of Santa Clara

Cost of Service Study for Analyzing User and Regulatory Fees

Calculation of the Cost of Providing Fee Related Services - Fire - Community Risk Reduction Fees

	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Change $	Proposed Change %	Unit	Notes
96	Liquid or Gas Fueled Vehicles in Assembly Buildings	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%	annual	
97	Lithium, Lithium-Ion and Lithium Metal Battery Storage	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%	annual	
~~98~~	~~Lithium Batteries~~						~~$585~~							
98	Lumber Yard - More than 100,000 board feet	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%	annual	
99	Magnesium Working - more than 10 lbs. per work day	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%	annual	
100	Miscellaneous Combustible Storage	0.50	x	$309	=	$155	$145	94%	$154	100%	$9	6%	annual	
101	Mobile Fueling - Combustible and Flammable Materials	6.00	x	$309	=	$1,854	$1,757	95%	$1,854	100%	$97	6%	annual	
102	Mobile Fueling - Hydrogen-Fueled Vehicles	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%		
103	Motor Fuel-Dispensing Facilities	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%	annual	
104	Organic Coatings	1.50	x	$309	=	$464	$438	94%	$463	100%	$25	6%	annual	
105	Places of Assembly	0.75	x	$309	=	$232	$219	94%	$231	100%	$12	5%	annual	
106	Places of Assembly (Temporary)	6.00	x	$309	=	$1,854	$1,757	95%	$1,854	100%	$97	6%	annual	
107	Plant Extraction Systems	1.50	x	$309	=	$464	$438	94%	$463	100%	$25	6%	annual	
108	Private Fire Hydrants	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%		
109	Pyrotechnics Special Effects Material Storage	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%	annual	
110	Pyroxylin Plastics	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%	annual	
111	Refrigeration Equipment	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%	annual	
112	Repair Garages	0.65	x	$309	=	$201	$190	95%	$200	100%	$10	5%	annual	
113	Rooftop Heliports	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%	annual	
114	Smoke Control and Evacuation Systems	2.75	x	$309	=	$850	$805	95%	$849	100%	$44	5%	annual	
115	Spray or Dipping Operations	1.50	x	$309	=	$464	$438	94%	$463	100%	$25	6%	annual	
116	Temporary Membrane Structures and Tents	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%		
117	Tire Rebuilding Plants	1.50	x	$309	=	$464	$438	94%	$463	100%	$25	6%	annual	
118	Waste Handling Facilities	2.25	x	$309	=	$695	$659	95%	$695	100%	$36	5%	annual	

City of Santa Clara

Cost of Service Study for Analyzing User and Regulatory Fees

Calculation of the Cost of Providing Fee Related Services - Fire - Community Risk Reduction Fees

	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Change $	Proposed Change %	Unit	Notes
119	Wood Products - Storage in excess of 200 cubic feet	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%	annual	
120	Single Story Building													
	a) 1 to 20,000 square feet	1.50	x	$309	=	$464	$438	94%	$463	100%	$25	6%	annual	
	b) 20,001 square feet or greater	2.25	x	$309	=	$695	$658	95%	$695	100%	$37	6%	annual	
	c) Multi-Story Buildings 2 or more stories in height and not classified as a high-rise (per floor)	3.00	x	$309	=	$927	$878	95%	$927	100%	$49	6%	annual	
121	Operational Permit Re-Inspection (per hour)	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%	per hour	
122	Additional Permits	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%		

City of Santa Clara

Cost of Service Study for Analyzing User and Regulatory Fees

Calculation of the Cost of Providing Fee Related Services - Fire - Community Risk Reduction Fees

	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Change $	Proposed Change %	Unit	Notes
	Operational Permits - Haz-Mat													
123	Combustible and Flammable Liquids/Materials	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%	annual	
124	Corrosives Materials - (Gases, Liquid, Solids)	1.30	x	$309	=	$402	$379	94%	$401	100%	$22	6%	annual	
125	Highly Toxic Materials	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%	annual	
126	Liquefied Petroleum Gas	1.30	x	$309	=	$402	$379	94%	$401	100%	$22	6%	annual	
127	Organic Peroxides: Liquids and Solids - any amount (Except Class V Organic Peroxides)	1.50	x	$309	=	$464	$438	94%	$463	100%	$25	6%	annual	
128	Organic Materials: Gases, Liquids and Solids	1.30	x	$309	=	$402	$379	94%	$401	100%	$22	6%	annual	
129	Pyrophoric Materials: Gases, Liquids and Solids - any amount	1.50	x	$309	=	$464	$438	94%	$463	100%	$25	6%	annual	
130	Toxic Materials: Gases, Liquids and Solids	1.50	x	$309	=	$464	$438	94%	$463	100%	$25	6%	annual	
131	Unstable (Reactive) Materials: Gases, Liquids and Solids	1.50	x	$309	=	$464	$438	94%	$463	100%	$25	6%	annual	
132	Water Reactive Materials: Gases, Liquids and Solids	1.50	x	$309	=	$464	$438	94%	$463	100%	$25	6%	annual	

City of Santa Clara

Cost of Service Study for Analyzing User and Regulatory Fees

Calculation of the Cost of Providing Fee Related Services - Fire - Community Risk Reduction Fees

	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Change $	Proposed Change %	Unit	Notes
	State Mandated													
133	High-Rise: Per Floor	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%	per floor annual	
134	R-1/R-2 Occupancies: Multi-Family, 3 or more residential units	0.10	x	$309	=	$31	$28	91%	$30	97%	$2	7%	per unit annual	
135	High Rise R-1 / R-2 (per floor)	3.25	x	$309	=	$1,004	$951	95%	$1,004	100%	$53	6%	per floor annual	
136	Commercial Day Care (E3) Adult Day Care (I4)													
	a) 7-49 persons	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%	annual	
	b) 50-149 persons	1.50	x	$309	=	$464	$438	94%	$463	100%	$25	6%	annual	
	c) 150+ persons	3.00	x	$309	=	$927	$878	95%	$927	100%	$49	6%	annual	
137	School													
	a) 1-250 students	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%	annual	
	b) 251-500 students	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%	annual	
	c) >500 students	8.00	x	$309	=	$2,472	$2,343	95%	$2,472	100%	$129	6%	annual	
138	Jails	3.00	x	$309	=	$927	$878	95%	$927	100%	$49	6%	annual	
139	Hospitals	10.00	x	$309	=	$3,090	$2,929	95%	$3,090	100%	$161	5%	annual	

City of Santa Clara

Cost of Service Study for Analyzing User and Regulatory Fees

Calculation of the Cost of Providing Fee Related Services - Fire - Community Risk Reduction Fees

	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Change $	Proposed Change %	Unit	Notes
	Penalty Fees													
140	False Alarm Responses: After third time in 180 day period per response	1.75	x	$309	=	$541	$512	95%	$540	100%	$28	5%		
141	Re-Inspection (Development) Fee: For failure to cancel appointments, work not ready for inspection or more than two re-inspections	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%		
142	Re-Inspection (CUPA Development) Fee: For failure to cancel appointments, work not ready for inspection or more than two re-inspections	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%		
143	Re-Inspection Fee (Fire Operational): For failure to cancel appointments, work not ready for inspection or more than two re-inspections	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%		
144	Re-Inspection Fee (CUPA Operational): For failure to cancel appointments, work not ready for inspection or more than two re-inspections	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%		
145	Expired Fire Development Construction Permit													
	a) Permit Reactivation Fee	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
	b) Permit Plan Review Reactivation Fee	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
146	Expired CUPA Development Construction Permit													
	a) Permit Reactivation Fee	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
	b) Permit Plan Review Reactivation Fee	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
147	Adminstrative Citations						Penalty as Assessed per CSC Municipal Code		Penalty as Assessed per CSC Municipal Code					
148	Late filing of documents/reports/information - Per Occurence						$103		$100					
149	Late filing of CUPA documents/reports/information - Per Occurence						$517		$500					
150	Late Payment of Fire Operational Permit Fee - >30 days						50% of Assessed Fee Not to Exceed $500		50% of Assessed Fee Not to Exceed $500					
151	Late Payment of CUPA Permit Fee - >30 days						50% of Assessed Fee Not to Exceed $500		50% of Assessed Fee Not to Exceed $500					

City of Santa Clara

Cost of Service Study for Analyzing User and Regulatory Fees

Calculation of the Cost of Providing Fee Related Services - Fire - Community Risk Reduction Fees

	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Change $	Proposed Change %	Unit	Notes
	Document Fees													
152	Laserfiche / Microfilm Copies	0.25	x	$309	=	$77	Actual Cost		Actual Cost		$0	0%		
153	Photographs	0.25	x	$309	=	$77	Actual Cost		Actual Cost		$0	0%		

City of Santa Clara

Cost of Service Study for Analyzing User and Regulatory Fees

Calculation of the Cost of Providing Fee Related Services - Fire - Community Risk Reduction Fees

	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Change $	Proposed Change %	Unit	Notes
	CUPA Fees													
154	Hazardous Waste Generator Fees													
	a) Less than 100 kg per year	1.75	x	$309	=	$541	$512	95%	$540	100%	$28	5%	annual	
	b) 100 kg up to 999 kg per year	3.00	x	$309	=	$927	$878	95%	$927	100%	$49	6%		
	c) 1,000 kg up to 4.99 tons per year	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%		
	d) 5 tons to less than 25 tons per year	5.00	x	$309	=	$1,545	$1,464	95%	$1,545	100%	$81	6%	annual	
	e) 25 tons and greater per year	6.00	x	$309	=	$1,854	$1,757	95%	$1,854	100%	$97	6%	annual	
155	California Accidental Release Program (CALARP) Fees													
	a) CalARP Facility Operating Permit Program 1	10.00	x	$309	=	$3,090	$2,929	95%	$3,090	100%	$161	5%	annual	
	b) CalARP Facility Operating Permit Program 2	12.00	x	$309	=	$3,708	$3,514	95%	$3,708	100%	$194	6%	annual	
	c) CalARP Facility Operating Permit Program 3	12.00	x	$309	=	$3,708	$3,514	95%	$3,708	100%	$194	6%	annual	
	d) RMP Review Fee (per hour)	1.00	x	$309	=	$309	$292	94%	$309	100%	$17	6%	per hour	
156	Onsite treatment of Hazardous Waste Annual Fee - Highest Tier													
	a) Permit by Rule	8.00	x	$309	=	$2,472	$2,343	95%	$2,472	100%	$129	6%	annual	
	b) Conditionally Authorized	5.00	x	$309	=	$1,545	$1,464	95%	$1,545	100%	$81	6%	annual	
	c) Conditionally Exempt	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%	annual	
157	State of California Annual Surcharges													
	a) CUPA Oversight Fee						As Determined by State Regulation		As Determined by State Regulation					
	b) Underground Tank Fee						As Determined by State Regulation		As Determined by State Regulation					
	c) California Accidental Release Prevention Program						As Determined by State Regulation		As Determined by State Regulation					
	d) Aboveground Petroleum Storage Act						As Determined by State Regulation		As Determined by State Regulation					
158	Aboveground Petroleum Storage Tank Program													
	a) <1,320 gallon capacity	2.50	x	$309	=	$773	$732	95%	$772	100%	$40	5%	annual	
	b) 1,320-10,000 gallon capacity	3.50	x	$309	=	$1,082	$1,025	95%	$1,081	100%	$56	5%	annual	
	c) More than 10,000 gallon capacity	7.00	x	$309	=	$2,163	$2,050	95%	$2,163	100%	$113	6%	annual	
	d) Tank in Underground Area (TIUGA)	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%	annual	
159	Underground Hazardous Materials Tank													
	a) First Tank	7.25	x	$309	=	$2,240	$2,123	95%	$2,240	100%	$117	6%	annual	
	b) Each additional tank	2.00	x	$309	=	$618	$585	95%	$618	100%	$33	6%	annual	

City of Santa Clara

Cost of Service Study for Analyzing User and Regulatory Fees

Calculation of the Cost of Providing Fee Related Services - Fire - Community Risk Reduction Fees

	Fee Description	Service Time		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Change $	Proposed Change %	Unit	Notes
160	Hazardous Materials Business Plan													
	a) 1-3 chemicals	3.00	x	$309	=	$927	$878	95%	$927	100%	$49	6%	annual	
	b) 4-6 chemicals	4.00	x	$309	=	$1,236	$1,171	95%	$1,236	100%	$65	6%	annual	
	c) 7-9 chemicals	6.00	x	$309	=	$1,854	$1,757	95%	$1,854	100%	$97	6%	annual	
	d) 10-15 chemicals	8.00	x	$309	=	$2,472	$2,343	95%	$2,472	100%	$129	6%	annual	
	e) 16-21 chemicals	10.00	x	$309	=	$3,090	$2,929	95%	$3,090	100%	$161	5%	annual	
	f) Each additional chemical >21 chemicals	0.25	x	$309	=	$77	$73	94%	$77	100%	$4	5%	annual	
161	Field Sample - Environmental Laboratory Analysis					Actual Cost	Actual Cost		Actual Cost					
162	Miscellaneous CUPA Inspection, CUPA Plan Reviews, CUPA Field Sampling, or CUPA Investigation, per hour	1.00		$309		$309	$292		$309		$17	6%	per hour	

City of Santa Clara

Cost of Service Study for Analyzing User and Regulatory Fees

Calculation of the Cost of Providing Fee Related Services - Fire - Community Risk Reduction Fees

	Fee Description	Service Time	Hourly Rate	Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Change $	Proposed Change %	Unit	Notes
	EMS Fees											
163	Ambulance Transport Fee				As Determined by the County of Santa Clara		As Determined by the County of Santa Clara					

City of Santa Clara
The Center of What's Possible

Training and Resources Fees

City of Santa Clara
User and Regulatory Fee Study
Allocation of Annual Labor Effort - Fire - Protection - Emergency Response

Position [a]	FTE [a]	Total Hours Per FTE [b]	Less: Holiday & Leave [c]	Productive Hours Per FTE	Total Productive Hours	Indirect [d]	Direct [d]	Total	Total Indirect Hours	Total Direct Hours	Total Hours	Total Salary Top Step [e]	Annual Salary
Battalion Chief (24 Hours)	3.00	2,912	-	2,912	8,736	15%	85%	100%	1,310	7,426	8,736	$105	$919,726
Assistant Training Officer	3.00	2,912	-	2,912	8,736	15%	85%	100%	1,310	7,426	8,736	$82	$713,581
Fire Captain	30.00	2,912	-	2,912	87,360	15%	85%	100%	13,104	74,256	87,360	$76	$6,629,141
Driver Engineer	40.00	2,912	-	2,912	116,480	15%	85%	100%	17,472	99,008	116,480	$67	$7,819,234
Firefighter I/II	60.00	2,912	-	2,912	174,720	15%	85%	100%	26,208	148,512	174,720	$62	$10,880,971
Total	136.00				**396,032**				**59,405**	**336,627**	**396,032**		$26,962,653
Deputy Fire Chief	1.00	2,080	216	1,864	1,864	15%	85%	100%	280	1,584	1,864	$170	$354,187
Total	137.00				**397,896**				**59,684**	**338,212**	**397,896**		$27,316,840
Total									**15%**	**85%**	**100%**		

[a] Source: FY 25/26 Adopted budget.

[b] Based on 56 hour week * 52 weeks per year for 24 hour employees.

[c] Amount intended to serve as reasonable estimate. Amount will vary annually, and by employee. Amount assumes twelve days holiday, ten days vacation/personal leave, five days sick leave.

[d] Amounts intended to serve as reasonable estimates developed for purposes of this analysis. Amount will vary annually, and by employee. Amount based on position and consultant experience working with similar municipalities.

[e] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Fire - Field Operations

FY 25/26 Adopted Expenses [a]		Program	Gen Fd 7822	Fd 178 7822				
Fund #	Fund Desc	Account Desc	Protection - Emerg Resp	Protection - Emerg Resp	Subtotal	Adjustment	Total	Notes
All	All	87010 - Salary and Wages	$25,866,149	$2,705,626	$28,571,775	$0	$28,571,775	
All	All	87016 - Compensatory Time Payout	$381,100	$0	$381,100	$0	$381,100	
All	All	87017 - Premium Pay	$262,252	$0	$262,252	$0	$262,252	
All	All	87030 - Overtime	$1,643,415	$0	$1,643,415	$0	$1,643,415	
All	All	87040 - Salary And Wages - Holiday Pay	$1,805,741	$201,271	$2,007,012	$0	$2,007,012	
All	**All**	**1 Salary Accounts**	**$29,958,657**	**$2,906,897**	**$32,865,554**	**$0**	**$32,865,554**	
All	All	87211 - Retirement - Public Safety	$17,829,323	$1,857,469	$19,686,792	$0	$19,686,792	
All	All	87212 - Retirement - Non Public Safety	$92,942	$0	$92,942	$0	$92,942	
All	All	87221 - Medicare	$409,633	$42,144	$451,777	$0	$451,777	
All	All	87224 - Medicare OT	$17,004	$0	$17,004	$0	$17,004	
All	All	87230 - Health Allocation	$2,724,797	$326,165	$3,050,962	$0	$3,050,962	
All	All	87241 - Dental - City Paid	$32,249	$4,878	$37,127	$0	$37,127	
All	All	87250 - Basic Life Insurance	$3,144	$432	$3,576	$0	$3,576	
All	All	87270 - Uniform Allowance	$24,040	$3,600	$27,640	$0	$27,640	
All	All	87271 - VEBA	$357,000	$54,000	$411,000	$0	$411,000	
All	All	87272 - EAP	$5,117	$774	$5,891	$0	$5,891	
All	All	87273 - Professional Development	$2,000	$0	$2,000	$0	$2,000	
All	All	87275 - Mobile Phone Allowance	$2,880	$0	$2,880	$0	$2,880	
All	All	87276 - Benefits Communication Network	$4,284	$648	$4,932	$0	$4,932	
All	All	87280 - City Paid Deferred Compensation	$5,520	$0	$5,520	$0	$5,520	
All	All	87390 - OPEB	$514,913	$77,886	$592,799	$0	$592,799	
All	**All**	**2 Benefit Accounts**	**$22,024,846**	**$2,367,996**	**$24,392,842**	**$0**	**$24,392,842**	
All	All	87500 - Operating Supplies	$219,469	$0	$219,469	$0	$219,469	
All	All	87600 - Maintenance	$210,743	$0	$210,743	$0	$210,743	
All	All	87825 - Conference, Travel and Training	$2,252	$0	$2,252	$0	$2,252	
All	All	87865 - Subscription Based IT Arrangement (	$57,046	$0	$57,046	$0	$57,046	
All	All	87870 - Contractual Services	$146,317	$0	$146,317	$0	$146,317	
All	All	87900 - Rent Expense	$3,153	$0	$3,153	$0	$3,153	
All	**All**	**3 Mat/Serv/Sup**	**$638,980**	**$0**	**$638,980**	**$0**	**$638,980**	
All	All	87640 - Vehicle Equipment Maintenance	$875,013	$0	$875,013	$0	$875,013	
All	All	87650 - Technical Services Maintenance	$2,648,355	$0	$2,648,355	$0	$2,648,355	
All	All	87660 - Workers Comp Insurance	$2,354,104	$0	$2,354,104	$0	$2,354,104	
All	All	87680 - Unemployment Insurance	$13,845	$0	$13,845	$0	$13,845	
All	All	87740 - Vehicle Equipment Amortization	$812,034	$0	$812,034	$0	$812,034	
All	All	87750 - Communi Equipment Amortization	$285,090	$0	$285,090	$0	$285,090	
All	All	88040 - Capital Outlay >=$5,000	$501,196	$0	$501,196	($501,196)	$0	
All	**All**	**5 Interfund Services**	**$7,489,637**	**$0**	**$7,489,637**	**($501,196)**	**$6,988,441**	
Subtotal			**$60,112,120**	**$5,274,893**	**$65,387,013**	**($501,196)**	**$64,885,817**	

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Fire - Field Operations

Adjustments for Fully-Burdened Hourly Rate Calculation

Allocation of Citywide Overhead

Description	Protection - Emerg Resp	Protection - Emerg Resp	Subtotal	Adjustment	Total	Notes
Allocation of Citywide Overhead - Services from Other Funds CAP Plan Amount	$5,587,928	$444,053	$6,031,981	$0	$6,031,981	[b]

Department Administration Costs Assigned to Protection - Emergency Response

Description	Total	Notes
Department Administration	$2,841,644	[c]
Subtotal	**$2,841,644**	

Total Divisional Costs

Description	Total	Notes
Total	**$73,759,442**	

Calculation of Fully-Burdened Hourly Rate

Description	Total
Divisional Expenses	$73,759,442
Direct Hours	396,032
Total	**$186**

Full Cost Factors for Hourly Rate Buildup

Description	Total	Share	Hourly Rate
Personnel	$57,258,396	78%	$145
Equipment	$0	0%	$0
Materials / Supplies	$7,627,421	10%	$19
Other Costs	$0	0%	$0
Overhead	$8,873,625	12%	$22
Total	**$73,759,442**	**100%**	**$186**

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Fire - Field Operations
Information Below is for Use if City Desires to Use Positional Hourly Billing Rates

Scenario 1: Uniform Assignment of Materials and Overhead Costs Per Hour

Calculate Benefit Ratio

Salary Accounts	$28,571,775
Benefit Accounts	$24,392,842
Total	0.85

Calculation of Direct Hours Ratio (Billing Factor)

Description	Base Hrs Per FTE	Adjust for Typical Leave	Productive Hours	Direct Hours %	Direct Hours Per FTE	Notes
Hours	2,912	0	2,912	85%	2,475	
Direct Hours Bill Factor (For Every $ of Salary Add this amount to account for Direct Hrs v. Total Hrs.)					**1.18**	

Position	Top Step Hrly [d]	Benefits	Subtotal Labor Costs	Adjust for Direct Hours	Total Labor Rate	Add: M'tls / Supplies	Add: Overhead	Total Hourly Rate
Battalion Chief (24 Hours)	$105	$90	$195	1.18	$230	$19	$22	$271
Assistant Training Officer	$82	$70	$151	1.18	$178	$19	$22	$220
Fire Captain	$76	$65	$141	1.18	$165	$19	$22	$207
Driver Engineer	$67	$57	$124	1.18	$146	$19	$22	$188
Firefighter I/II	$62	$53	$115	1.18	$136	$19	$22	$177
Deputy Fire Chief	$170	$145	$316	1.18	$371	$19	$22	$413

Scenario 2: Assignment of a Common Indirect Rate Factor that Can Be Applied to Base Hourly Wage Rate to Calculate Fully-Burdened Hourly Billing Rate by Position

Description	FTE	Hours Per FTE	Total Hours	Salaries and Wages	Hourly Wage Rate Only	Burdened Hourly Rate	ICR Multiplier	Notes
Total	136.00	2,912	396,032	$26,962,653	$68	$186	2.74	

[a] Source: FY 25/26 Adopted budget.
[b] Source: Citywide overhead cost allocation plan.
[c] To account for department admin support provided but not directly budgeted to direct service units. See Fire Department - Department Administration cost allocation worksheet.
[d] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
User and Regulatory Fee Study
Allocation of Annual Labor Effort - Fire - Training

Position [a]	FTE [a]	Total Hours Per FTE [b]	Less: Holiday & Leave [c]	Productive Hours Per FTE	Total Productive Hours	Indirect [d]	Direct [d]	Total	Total Indirect Hours	Total Direct Hours	Total Hours	Total Salary Top Step [e]	Annual Salary
Battalion Chief	1.00	2,080	216	1,864	1,864	0%	100%	100%	-	1,864	1,864	$155	$321,905
Fire Captain - Training	1.00	2,080	216	1,864	1,864	0%	100%	100%	-	1,864	1,864	$118	$245,425
Office Specialist II	1.00	2,080	216	1,864	1,864	0%	100%	100%	-	1,864	1,864	$48	$100,518
Total	3.00				**5,592**				**-**	**5,592**	**5,592**		$667,848
Total									**0%**	**100%**	**100%**		

[a] Source: FY 25/26 Adopted budget.

[b] Based on 40 hour week * 52 weeks per year.

[c] Amount intended to serve as reasonable estimate. Amount will vary annually, and by employee. Amount assumes twelve days holiday, ten days vacation/personal leave, five days sick leave.

[d] Amounts intended to serve as reasonable estimates developed for purposes of this analysis. Amount will vary annually, and by employee. Amount based on position and consultant experience working with similar municipalities.

[e] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Fire - Training

FY 25/26 Adopted Expenses [a]		Program	7841			
Fund #	Fund Desc	Account Desc	Training	Adjustment	Total	Notes
001	General Fund	87010 - Salary and Wages	$704,211	$0	$704,211	
001	General Fund	87017 - Premium Pay	$7,418	$0	$7,418	
001	General Fund	87030 - Overtime	$65,745	($65,745)	$0	
001	General Fund	87040 - Salary And Wages - Holiday Pay	$19,671	$0	$0	
001	**General Fund**	**1 Salary Accounts**	**$797,045**	**($65,745)**	**$711,629**	
001	General Fund	87211 - Retirement - Public Safety	$378,534	$0	$378,534	
001	General Fund	87212 - Retirement - Non Public Safety	$33,038	$0	$33,038	
001	General Fund	87221 - Medicare	$10,010	$0	$10,010	
001	General Fund	87222 - Social Security	$5,350	$0	$5,350	
001	General Fund	87224 - Medicare OT	$516	($516)	$0	
001	General Fund	87230 - Health Allocation	$56,996	$0	$56,996	
001	General Fund	87241 - Dental - City Paid	$812	$0	$812	
001	General Fund	87242 - Long Term Disability-CIty Paid	$482	$0	$482	
001	General Fund	87243 - Vision- City Paid	$110	$0	$110	
001	General Fund	87250 - Basic Life Insurance	$156	$0	$156	
001	General Fund	87270 - Uniform Allowance	$460	$0	$460	
001	General Fund	87271 - VEBA	$6,600	$0	$6,600	
001	General Fund	87272 - EAP	$128	$0	$128	
001	General Fund	87273 - Professional Development	$500	$0	$500	
001	General Fund	87276 - Benefits Communication Network	$72	$0	$72	
001	General Fund	87280 - City Paid Deferred Compensation	$2,760	$0	$2,760	
001	General Fund	87390 - OPEB	$12,981	$0	$12,981	
001	**General Fund**	**2 Benefit Accounts**	**$509,505**	**($516)**	**$508,989**	
001	General Fund	87500 - Operating Supplies	$65,116	($65,116)	$0	
001	General Fund	87825 - Conference, Travel and Training	$85,587	($85,587)	$0	
001	General Fund	87865 - Subscription Based IT Arrangement (	$2,082	($2,082)	$0	
001	General Fund	87870 - Contractual Services	$37,024	($37,024)	$0	
001	General Fund	87900 - Rent Expense	$3,604	($3,604)	$0	
001	**General Fund**	**3 Mat/Serv/Sup**	**$193,413**	**($193,413)**	**$0**	
001	General Fund	87640 - Vehicle Equipment Maintenance	$9,986	($9,986)	$0	
001	General Fund	87650 - Technical Services Maintenance	$67,813	($67,813)	$0	
001	General Fund	87660 - Workers Comp Insurance	$55,038	$0	$55,038	
001	General Fund	87680 - Unemployment Insurance	$324	$0	$324	
001	General Fund	87740 - Vehicle Equipment Amortization	$6,392	($6,392)	$0	
001	General Fund	87840 - Insurance And Surety Bonds		$0	$0	
001	**General Fund**	**5 Interfund Services**	**$139,553**	**($84,191)**	**$55,362**	
Subtotal			**$1,639,516**	**($343,865)**	**$1,275,980**	

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Fire - Training

Adjustments for Fully-Burdened Hourly Rate Calculation

Allocation of Citywide Overhead

Description	Training	Adjustment	Total	Notes
Allocation of Citywide Overhead	$157,132	$0	$157,132	[b]

Department Administration Costs Assigned to Protection - Emergency Response

Description	Total	Notes
Department Administration	$62,226	[c]
Subtotal	**$62,226**	

Total Divisional Costs

Description	Total	Notes
Total	**$1,495,338**	

Calculation of Fully-Burdened Hourly Rate

Description	Total
Divisional Expenses	$1,495,338
Direct Hours	5,592
Total	**$267**

Full Cost Factors for Hourly Rate Buildup

Description	Total	Share	Hourly Rate
Personnel	$1,220,618	82%	$218
Equipment	$0	0%	$0
Materials / Supplies	$55,362	4%	$10
Other Costs	$0	0%	$0
Overhead	$219,358	15%	$39
Total	**$1,495,338**	**100%**	**$267**

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Fire - Training
Information Below is for Use if City Desires to Use Positional Hourly Billing Rates

Scenario 1: Uniform Assignment of Materials and Overhead Costs Per Hour

Calculate Benefit Ratio

Salary Accounts	$704,211
Benefit Accounts	$508,989
Total	0.72

Calculation of Direct Hours Ratio (Billing Factor)

Description	Base Hrs Per FTE	Adjust for Typical Leave	Productive Hours	Direct Hours %	Direct Hours Per FTE	Notes
Hours	2,080	(216)	1,864	100%	1,864	
Direct Hours Bill Factor (For Every $ of Salary Add this amount to account for Direct Hrs v. Total Hrs.)					**1.12**	

Position	Top Step Hrly [d]	Benefits	Subtotal Labor Costs	Adjust for Direct Hours	Total Labor Rate	Add: M'tls / Supplies	Add: Overhead	Total Hourly Rate
Battalion Chief	$155	$112	$267	1.12	$298	$10	$39	$347
Fire Captain - Training	$118	$85	$203	1.12	$227	$10	$39	$276
Office Specialist II	$48	$35	$83	1.12	$93	$10	$39	$142

Scenario 2: Assignment of a Common Indirect Rate Factor that Can Be Applied to Base Hourly Wage Rate to Calculate Fully-Burdened Hourly Billing Rate by Position

Calculation of Fully-Burdened Hourly Rate Billing Factor (Apply Factor to Top Step Salary for Positional Rates)

Description	FTE	Hours Per FTE	Total Hours	Salaries and Wages	Hourly Wage Rate Only	Burdened Hourly Rate	ICR Multiplier	Notes
Total	3.00	2,080	6,240	$667,848	$107	$267	2.50	

[a] Source: FY 25/26 Adopted budget.
[b] Source: Citywide Cost Allocation Plan.
[c] To account for department admin support provided but not directly budgeted to direct service units. See Fire Department - Department Administration cost allocation worksheet.
[d] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara

Cost of Service Study for Analyzing User and Regulatory Fees

Calculation of the Estimated Costs of Providing Fee Related Services - Fire Training & Resource Fees

	Fee Description	B'tln Chief - Train'g	Fire Prev'ntn	Fire Captain - Training	Office Spec'lst	B'tln Chief	Fire Captain 24 Hrs	Driver / Engin'r	Fire Fighter	Total
	Training Fees									
1	CPR - Adult Heart Saver (4 hours)						3.75	1.25	2.50	7.50
2	CPR - Adult/Pediatric Heart Saver (6 hours)						5.25	1.75	3.50	10.50
3	First Aid (4 hours)						3.75	1.25	2.50	7.50
4	PALS/ACLS Recognition (2 days)			2.67			5.33	2.67	5.33	16.00
5	PALS/ACLS Re-Recognition (1 day)			1.33			2.67	1.33	2.67	8.00
6	Fire Extinguisher Training (2 hours)		0.50				0.75	0.25	0.50	2.00
7	Fire Safety and Evacuation Training Lecture (2 hours)	0.25	0.50				0.50	0.25	0.50	2.00
	RENTAL FEES									
	Facility Rental Fees									
8	Headquarters' Conference Room Rental	0.25			1.00					1.25
9	Training Center: Classroom (Limit 80 persons)	0.25			1.00					1.25
10	Training Center: Classroom (Limit 30 persons)	0.25			1.00					1.25
11	Training Center: Classroom (Limit 20 persons)	0.25			1.00					1.25
12	Training Center: Drill Grounds/Tower	0.25			1.00					1.25
	Resource Fees									
13	Stand-by (One Engine for Permitted Activity)						0.75	0.75	1.50	3.00
14	Fire Watch (Per Person Per Hour)		1.00							1.00
15	Water Clean-up - Industrial and Commercial (1 Engine)						1.00	1.00	1.00	3.00
16	Water Clean-up - Industrial and Commercial (1 Truck)						1.00	1.00	2.00	4.00
17	Water Clean-up - Industrial and Commercial (1 Haz-Mat)							1.00		1.00
18	Water Clean-up - Industrial and Commercial (1 Battalion Chief)					1.00				1.00
19	DUI Fire Response						1.00	1.00	1.00	3.00

City of Santa Clara

Cost of Service Study for Analyzing User and Regulatory Fees

Calculation of the Estimated Costs of Providing Fee Related Services - Fire Training & Resour

		Cost of Service								
		$347	$309	$276	$142	$271	$207	$188	$177	
	Fee Description	B'tln Chief - Train'g	Fire Prev'ntn	Fire Captain - Training	Office Spec'lst	B'tln Chief	Fire Captain 24 Hrs	Driver / Engin'r	Fire Fighter	Estimated Cost of Service
	Training Fees									
1	CPR - Adult Heart Saver (4 hours)						$776	$235	$443	$1,454
2	CPR - Adult/Pediatric Heart Saver (6 hours)						$1,087	$329	$620	$2,035
3	First Aid (4 hours)						$776	$235	$443	$1,454
4	PALS/ACLS Recognition (2 days)			$736			$1,104	$501	$944	$3,285
5	PALS/ACLS Re-Recognition (1 day)			$368			$552	$251	$472	$1,643
6	Fire Extinguisher Training (2 hours)		$155				$155	$47	$89	$445
7	Fire Safety and Evacuation Training Lecture (2 hours)	$87	$155				$104	$47	$89	$480
	RENTAL FEES									
	Facility Rental Fees									
8	Headquarters' Conference Room Rental	$87			$142					$229
9	Training Center: Classroom (Limit 80 persons)	$87			$142					$229
10	Training Center: Classroom (Limit 30 persons)	$87			$142					$229
11	Training Center: Classroom (Limit 20 persons)	$87			$142					$229
12	Training Center: Drill Grounds/Tower	$87			$142					$229
	Resource Fees									
13	Stand-by (One Engine for Permitted Activity)						$155	$141	$266	$562
14	Fire Watch (Per Person Per Hour)		$309							$309
15	Water Clean-up - Industrial and Commercial (1 Engine)						$207	$188	$177	$572
16	Water Clean-up - Industrial and Commercial (1 Truck)						$207	$188	$354	$749
17	Water Clean-up - Industrial and Commercial (1 Haz-Mat)							$188		$188
18	Water Clean-up - Industrial and Commercial (1 Battalion Chief)					$271				$271
19	DUI Fire Response						$207	$188	$177	$572

City of Santa Clara

Cost of Service Study for Analyzing User and Regulatory Fees

Calculation of the Estimated Costs of Providing Fee Related Services - Fire Training & Resour

	Fee Description	Cost Recovery Information							
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Change $	Change %	Unit	Notes
	Training Fees								
1	CPR - Adult Heart Saver (4 hours)	$1,403	97%	$1,453	100%	$50	4%	per 6 persons	
2	CPR - Adult/Pediatric Heart Saver (6 hours)	$1,964	96%	$2,035	100%	$71	4%	per 6 persons	
3	First Aid (4 hours)	$1,403	97%	$1,453	100%	$50	4%	per 6 persons	
4	PALS/ACLS Recognition (2 days)	$3,173	97%	$3,285	100%	$112	4%	per 6 persons	
5	PALS/ACLS Re-Recognition (1 day)	$1,586	97%	$1,642	100%	$56	4%	per 6 persons	
6	Fire Extinguisher Training (2 hours)	$426	96%	$445	100%	$19	4%	limit 12 persons	
7	Fire Safety and Evacuation Training Lecture (2 hours)	$460	96%	$480	100%	$20	4%	limit 20 persons	
	RENTAL FEES								
	Facility Rental Fees								
8	Headquarters' Conference Room Rental	$215	94%	$228	100%	$13	6%	per hour	
9	Training Center: Classroom (Limit 80 persons)	$215	94%	$228	100%	$13	6%	per hour	
10	Training Center: Classroom (Limit 30 persons)	$215	94%	$228	100%	$13	6%	per hour	
11	Training Center: Classroom (Limit 20 persons)	$215	94%	$228	100%	$13	6%	per hour	
12	Training Center: Drill Grounds/Tower	$215	94%	$228	100%	$13	6%	per hour	
	Resource Fees								
13	Stand-by (One Engine for Permitted Activity)	$540	96%	$561	100%	$21	4%	per hour	
14	Fire Watch (Per Person Per Hour)	$292	94%	$309	100%	$17	6%	per hour	
15	Water Clean-up - Industrial and Commercial (1 Engine)	$551	96%	$572	100%	$21	4%	per hour	
16	Water Clean-up - Industrial and Commercial (1 Truck)	$721	96%	$749	100%	$28	4%	per hour	
17	Water Clean-up - Industrial and Commercial (1 Haz-Mat)	$181	96%	$188	100%	$7	4%	per hour	
18	Water Clean-up - Industrial and Commercial (1 Battalion Chief)	$265	98%	$271	100%	$6	2%	per hour	
19	DUI Fire Response	$551	96%	$572	100%	$21	4%	per hour	

City of Santa Clara
The Center of What's Possible

Parks and Recreation Department Fees

City of Santa Clara

User and Regulatory Fee Study

Calculation of the Estimated Costs of Providing Fee Related Services - Parks and Recreation Department

Calculation of Departmental Costs [a],[b]

Department Administration

	Description	Division	Divisional Budget	Allocation of Citywide Overhead	Total	Note
1121	Parks & Recreation Administration	Department Admin	$552,406	$99,677	$652,083	
1122	Park Development	Department Admin	$207,240	$42,950	$250,190	
1123	Park Projects	Department Admin	$54,566	$10,265	$64,831	
Total			$814,212	$152,892	$967,104	

Parks Division

	Description	Division	Divisional Budget	Allocation of Citywide Overhead	Total	Note
1132	Parks	Direct / Indirect Svcs	$10,371,661	$1,539,336	$11,910,997	
1133	Pools	Direct / Indirect Svcs	$1,583,134	$193,448	$1,776,582	
1134	Buildings	Direct / Indirect Svcs	$1,456,681	$235,735	$1,692,416	
1135	Operations	Direct / Indirect Svcs	$596,842	$79,492	$676,334	
Total			$14,008,318	$2,048,011	$16,056,329	

Recreation Division Administration

	Description	Division	Divisional Budget	Allocation of Citywide Overhead	Total	Note
1142	Recreation Administrative	Division Admin	$324,278	$80,197	$404,475	
Total			$324,278	$80,197	$404,475	

Direct Services - Recreation

	Description	Division	Divisional Budget	Allocation of Citywide Overhead	Total	Note
1141	Health and Wellness	Recreation - Direct	$248,556	$46,734	$295,290	
1143	Youth Activity Center and Programs	Recreation - Direct	$1,629,714	$308,264	$1,937,978	
1144	Senior Center and Therapeutic Rec	Recreation - Direct	$1,870,265	$349,221	$2,219,486	
1145	Community Recreation Center and Programs	Recreation - Direct	$3,233,959	$616,114	$3,850,073	
1146	Youth Sports	Recreation - Direct	$603,229	$114,446	$717,675	
1147	Aquatics	Recreation - Direct	$726,437	$135,917	$862,354	
1148	Sports and Athletics	Recreation - Direct	$161,065	$30,100	$191,165	
1149	Youth and Teen Center	Recreation - Direct	$382,642	$71,438	$454,080	
Total			$8,855,867	$1,672,235	$10,528,102	

City of Santa Clara

User and Regulatory Fee Study

Calculation of the Estimated Costs of Providing Fee Related Services - Parks and Recreation Department

Calculation of Departmental Costs [a],[b]

Special Events

	Description	Division	Divisional Budget	Allocation of Citywide Overhead	Total	Note
1171	Citywide Special Events	Special Events - Direct	$798,081	$144,342	$942,423	
Total			$798,081	$144,342	$942,423	

Direct Services - Senior Nutrition Program

	Description	Division	Divisional Budget	Allocation of Citywide Overhead	Total	Note
1112	Senior Nutrition Program	Senior Nutrition - Direct	$167,324	$0	$167,324	
Total			$167,324	$0	$167,324	

Direct Services - Cemetery

	Description	Division	Divisional Budget	Allocation of Citywide Overhead	Total	Note
1162	Maintenance of Grounds	Cemetery - Direct	$805,001	$93,064	$898,065	
1163	Maintenance of Buildings	Cemetery - Direct	$148,889	$3,514	$152,403	
1164	Operations	Cemetery - Direct	$803,212	$67,755	$870,967	
0125	Cemetery Perpetual Care	Cemetery - Direct	$500	$0	$500	
0131	Cemetery Endowment Care	Cemetery - Direct	$60,000	$0	$60,000	
Total			$1,817,602	$164,332	$1,981,934	

Total			$26,785,682	$4,262,008	$31,047,690	

[a] Source: FY 25/26 adopted budget.

[b] Source: Citywide central services overhead cost allocation plan.

City of Santa Clara

User and Regulatory Fee Study

Calculation of the Estimated Costs of Providing Fee Related Services - Parks and Recreation Department

Calculation of Departmental Costs [a],[b]

	Description	Division	Direct Divisional Budget	Allocation of Citywide Overhead	Total	Allocate as Indirect Service	Adjustment 1	Allocation 1	Adjustment 2 & 3	Allocation 2	Allocation 3	Adjusted Total
1121	Parks & Recreation Administration	Department Admin	$552,406	$99,677	$652,083	Yes - 1	($652,083)					$0
1122	Park Development	Park Dev - Direct	$207,240	$42,950	$250,190			$5,776				$255,966
1123	Park Projects	Park Projects - Direct	$54,566	$10,265	$64,831			$1,497				$66,328
1132	Parks	Direct / Indirect Svcs	$10,371,661	$1,539,336	$11,910,997			$274,972		$535,877		$12,721,846
1133	Pools	Direct / Indirect Svcs	$1,583,134	$193,448	$1,776,582			$41,013		$79,929		$1,897,524
1134	Buildings	Direct / Indirect Svcs	$1,456,681	$235,735	$1,692,416			$39,070		$76,142		$1,807,629
1135	Operations	Parks - Division Admin	$596,842	$79,492	$676,334	Yes - 2		$15,614	($691,948)			$0
1142	Recreation Administrative	Rec - Division Admin	$324,278	$80,197	$404,475	Yes - 3		$9,338	($413,812)			$0
1141	Health and Wellness	Recreation - Direct	$248,556	$46,734	$295,290			$6,817			$11,607	$313,713
1143	Youth Activity Center and Programs	Recreation - Direct	$1,629,714	$308,264	$1,937,978			$44,739			$76,173	$2,058,891
1144	Senior Center and Therapeutic Rec	Recreation - Direct	$1,870,265	$349,221	$2,219,486			$51,238			$87,238	$2,357,962
1145	Community Recreation Center and Programs	Recreation - Direct	$3,233,959	$616,114	$3,850,073			$88,881			$151,329	$4,090,284
1146	Youth Sports	Recreation - Direct	$603,229	$114,446	$717,675			$16,568			$28,209	$762,452
1147	Aquatics	Recreation - Direct	$726,437	$135,917	$862,354			$19,908			$33,895	$916,157
1148	Sports and Athletics	Recreation - Direct	$161,065	$30,100	$191,165			$4,413			$7,514	$203,092
1149	Youth and Teen Center	Recreation - Direct	$382,642	$71,438	$454,080			$10,483			$17,848	$482,411
1171	Citywide Special Events	Special Events - Direct	$798,081	$144,342	$942,423			$21,756				$964,179
Total			$24,800,756	$4,097,676	$28,898,432		($652,083)	$652,083	($1,105,760)	$691,948	$413,812	$28,898,432

[a] Source: FY 25/26 adopted budget.

[b] Source: Citywide central services overhead cost allocation plan.

City of Santa Clara

User and Regulatory Fee Study

Calculation of the Estimated Costs of Providing Fee Related Services - Parks and Recreation Department

Annual Operating Expenditures - Direct to Department

Description	Total	Note
Parks and Recreation (Excludes Cemetery and Senior Nutrition)	$24,800,756	[a]
Allocation of Citywide Overhead	$4,097,676	[b]
Total	$28,898,432	

Revenue Information

Description	Total	Note
Misc Chg For Current Services	$3,010,000	[a]
Rents And Royalties	$713,000	[a]
Swimming Pool Receipts	$12,600	[a]
Total	$3,735,600	

Cost Recovery Information

Description	Total	Note
Generated Revenue (e.g., Cost Recovery)	$3,735,600	
Tax and Grant Funded Revenue (e.g., Gen Fd.)	$25,162,832	
Total	$28,898,432	
Generated Revenue Share	13%	
Tax and Grant Funded Revenue Share	87%	
Total	100%	

[a] Source: FY 25/26 adopted budget.

[b] Source: Citywide central services overhead cost allocation plan.

City of Santa Clara

User and Regulatory Fee Study

Calculation of the Estimated Costs of Providing Fee Related Services - Parks and Recreation Department

Annual Operating Expenditures - Direct to Department

Description	Total	Note
Cemetery	$1,817,602	[a]
Allocation of Citywide Overhead	$164,332	[b]
Total	$1,981,934	

Revenue Information

Description	Total	Note
Interest Income	$60,500	[a]
Sales - Facilities	$201,854	[a]
Sales - Labor	$387,292	[a]
Sales - Care	$150,103	[a]
Sales - Materials	$10,751	[a]
Intra Trs In - Miscellaneous	$60,500	[a]
Total	$871,000	

Cost Recovery Information

Description	Total	Note
Generated Revenue (e.g., Cost Recovery)	$871,000	
Tax and Grant Funded Revenue (e.g., Gen Fd.)	$1,110,934	
Total	$1,981,934	
Generated Revenue Share	44%	
Tax and Grant Funded Revenue Share	56%	
Total	100%	

[a] Source: FY 25/26 adopted budget.

[b] Source: Citywide central services overhead cost allocation plan.

City of Santa Clara
The Center of What's Possible

Police Department Fees

City of Santa Clara
User and Regulatory Fee Study
Allocation of Annual Labor Effort - Police Investigations and Records

Position [a]	FTE [a]	Total Hours Per FTE [b]	Less: Holiday & Leave [c]	Productive Hours Per FTE	Total Productive Hours	Indirect [d]	Direct [d]	Total	Total Indirect Hours	Total Direct Hours	Total Hours	Total Salary Top Step [e]	Annual Salary
Community Service Officer II	3.00	2,080	216	1,864	5,592	10%	90%	100%	559	5,033	5,592	$59	$366,042
Crime Analyst	1.00	2,080	216	1,864	1,864	10%	90%	100%	186	1,678	1,864	$68	$141,462
Forensic Coordinator	1.00	2,080	216	1,864	1,864	10%	90%	100%	186	1,678	1,864	$71	$148,626
Office Specialist II	1.00	2,080	216	1,864	1,864	100%	0%	100%	1,864	-	1,864	$48	$100,518
Office Specialist III	1.00	2,080	216	1,864	1,864	100%	0%	100%	1,864	-	1,864	$53	$110,602
Police Captain	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$181	$377,379
Police Lieutenant	1.00	2,080	216	1,864	1,864	50%	50%	100%	932	932	1,864	$135	$279,821
Police Officer	17.00	2,080	216	1,864	31,688	10%	90%	100%	3,169	28,519	31,688	$100	$3,549,735
Police Records Manager	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$81	$167,964
Police Records Specialist II	15.00	2,080	216	1,864	27,960	10%	90%	100%	2,796	25,164	27,960	$59	$1,847,981
Police Records Supervisor	4.00	2,080	216	1,864	7,456	20%	80%	100%	1,491	5,965	7,456	$65	$543,914
Police Sergeant	5.00	2,080	216	1,864	9,320	10%	90%	100%	932	8,388	9,320	$116	$1,208,527
Total	51.00				**95,064**				**14,726**	**80,338**	**95,064**		$8,842,571
Total									**15%**	**85%**	**100%**		

[a] Source: FY 25/26 Adopted budget.
[b] Based on 40 hour week * 52 weeks per year.
[c] Amount intended to serve as reasonable estimate. Amount will vary annually, and by employee. Amount assumes twelve days holiday, ten days vacation/personal leave, five days sick leave.
[d] Amounts intended to serve as reasonable estimates developed for purposes of this analysis. Amount will vary annually, and by employee. Amount based on position and consultant experience working with similar municipalities.
[e] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
User and Regulatory Fee Study
Cost Allocation - Police - Department Administration

FY 25/26 Adopted Expenses [a]		Program	7742			
Fund #	Fund Desc	Account Desc	PD - Admin	Adjustment	Total	Notes
001	General Fund	87010 - Salary and Wages	$1,769,409	$0	$1,769,409	
001	General Fund	87011 - Salary Savings - Attrition and Time O	($53,833)	$0	($53,833)	
001	General Fund	87030 - Overtime	$13,184	$0	$13,184	
001	**General Fund**	**1 Salary Accounts**	**$1,728,760**	**$0**	**$1,728,760**	
001	General Fund	87211 - Retirement - Public Safety	$745,520	$0	$745,520	
001	General Fund	87212 - Retirement - Non Public Safety	$207,169	$0	$207,169	
001	General Fund	87221 - Medicare	$26,338	$0	$26,338	
001	General Fund	87222 - Social Security	$36,262	$0	$36,262	
001	General Fund	87224 - Medicare OT	$191	$0	$191	
001	General Fund	87230 - Health Allocation	$150,154	$0	$150,154	
001	General Fund	87241 - Dental - City Paid	$2,168	$0	$2,168	
001	General Fund	87242 - Long Term Disability-CIty Paid	$2,539	$0	$2,539	
001	General Fund	87243 - Vision- City Paid	$880	$0	$880	
001	General Fund	87250 - Basic Life Insurance	$408	$0	$408	
001	General Fund	87270 - Uniform Allowance	$1,800	$0	$1,800	
001	General Fund	87271 - VEBA	$6,600	$0	$6,600	
001	General Fund	87272 - EAP	$344	$0	$344	
001	General Fund	87274 - Auto Allowance	$2,400	$0	$2,400	
001	General Fund	87275 - Mobile Phone Allowance	$1,920	$0	$1,920	
001	General Fund	87280 - City Paid Deferred Compensation	$9,900	$0	$9,900	
001	General Fund	87390 - OPEB	$34,616	$0	$34,616	
001	**General Fund**	**2 Benefit Accounts**	**$1,229,209**	**$0**	**$1,229,209**	
001	General Fund	87500 - Operating Supplies	$17,899	$0	$17,899	
001	General Fund	87530 - Special Departmental Supplies	$13,040	$0	$13,040	
001	General Fund	87810 - Utilities Expenses	$323,937			
001	General Fund	87870 - Contractual Services	$507			
001	**General Fund**	**3 Mat/Serv/Sup**	**$355,383**	**$0**	**$30,939**	
001	General Fund	87640 - Vehicle Equipment Maintenance	$170,968	$0	$170,968	
001	General Fund	87650 - Technical Services Maintenance	$178,329	$0	$178,329	
001	General Fund	87660 - Workers Comp Insurance	$137,600	$0	$137,600	
001	General Fund	87680 - Unemployment Insurance	$2,049	$0	$2,049	
001	General Fund	87740 - Vehicle Equipment Amortization	$112,532	$0	$112,532	
001	**General Fund**	**5 Interfund Services**	**$601,478**	**$0**	**$601,478**	
Subtotal			**$3,914,830**	**$0**	**$3,590,386**	

City of Santa Clara
User and Regulatory Fee Study
Cost Allocation - Police - Department Administration
Adjustments for Fully-Burdened Hourly Rate Calculation

Allocation of Citywide Overhead

Description	Police - Admin	Adjustment	Total	Notes
Allocation of Citywide Overhead	$474,804	$0	$474,804	[b]

Total Costs for Allocation

Description	Total	Adjustment	Total	Notes
Department Administration	$4,389,634	$0	$4,389,634	[c]
Subtotal	**$4,389,634**	**$0**	**$4,389,634**	

Allocation to Direct Service Divisions

Description	Subtotal	Adjustment	Total	Share	Notes
Administration	50.00	(50.00)	0.00	0%	
Investigations	51.00	0.00	51.00	28%	
Field Operations	120.00	0.00	120.00	66%	
Special Operations	10.00	0.00	10.00	6%	
Total	**231.00**	**(50.00)**	**181.00**	**100%**	

Allocation to Direct Service Divisions

Description	Total	Notes
Administration	$0	
Investigations	$1,236,858	
Field Operations	$2,910,255	
Special Operations	$242,521	
Total	**$4,389,634**	

[a] Source: FY 25/26 Adopted budget.
[b] Source: Citywide Cost Allocation Plan.
[c] To account for support provided but not directly budgeted to direct service units.

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Police Investigations and Records

FY 25/26 Adopted Expenses [a]		Program	7732	7733	7734				
Fund #	Fund Desc	Account Desc	General Investig'tn	Special Enf. Team	Records	Subtotal	Adjustment	Total	Notes
001	General Fund	87010 - Salary and Wages	$5,016,021	$1,110,402	$2,749,550	$8,875,973	$0	$8,875,973	
001	General Fund	87011 - Salary Savings - Attrition and Time O	($133,537)	($31,379)	($81,920)	($246,836)	$0	($246,836)	
001	General Fund	87017 - Premium Pay	$25,651	$7,610	$367	$33,628	$0	$33,628	
001	General Fund	87020 - Salary And Wages - As Needed	$38,440			$38,440	$0	$38,440	
001	General Fund	87030 - Overtime	$263,666	$158,200	$99,719	$521,585	($521,585)	$0	
001	General Fund	87040 - Salary And Wages - Holiday Pay	$284,252	$77,441	$9,584	$371,277	($371,277)	$0	
001	**General Fund**	**1 Salary Accounts**	**$5,494,493**	**$1,322,274**	**$2,777,300**	**$9,594,067**	**($892,862)**	**$8,701,205**	
001	General Fund	87211 - Retirement - Public Safety	$2,981,001	$751,249	$218	$3,732,468	$0	$3,732,468	
001	General Fund	87212 - Retirement - Non Public Safety	$212,668	$535	$973,505	$1,186,708	$0	$1,186,708	
001	General Fund	87221 - Medicare	$77,907	$17,828	$40,967	$136,702	$0	$136,702	
001	General Fund	87222 - Social Security	$36,703		$175,298	$212,001	$0	$212,001	
001	General Fund	87224 - Medicare OT	$3,824	$2,294	$1,433	$7,551	$0	$7,551	
001	General Fund	87230 - Health Allocation	$540,551	$72,889	$398,187	$1,011,627	$0	$1,011,627	
001	General Fund	87241 - Dental - City Paid	$6,504	$1,355	$5,962	$13,821	$0	$13,821	
001	General Fund	87242 - Long Term Disability-CIty Paid	$2,741		$12,335	$15,076	$0	$15,076	
001	General Fund	87243 - Vision- City Paid	$2,640	$550	$2,420	$5,610	$0	$5,610	
001	General Fund	87250 - Basic Life Insurance	$960	$180	$2,640	$3,780	$0	$3,780	
001	General Fund	87270 - Uniform Allowance	$12,000	$3,000	$12,600	$27,600	$0	$27,600	
001	General Fund	87271 - VEBA	$26,400	$6,000	$25,800	$58,200	$0	$58,200	
001	General Fund	87272 - EAP	$258		$946	$1,204	$0	$1,204	
001	General Fund	87274 - Auto Allowance			$2,400	$2,400	$0	$2,400	
001	General Fund	87275 - Mobile Phone Allowance	$960		$960	$1,920	$0	$1,920	
001	General Fund	87280 - City Paid Deferred Compensation	$37,800	$9,000	$79,200	$126,000	$0	$126,000	
001	General Fund	87390 - OPEB	$103,848	$21,635	$95,194	$220,677	$0	$220,677	
001	**General Fund**	**2 Benefit Accounts**	**$4,046,765**	**$886,515**	**$1,830,065**	**$6,763,345**	**$0**	**$6,763,345**	
001	General Fund	87500 - Operating Supplies	$1,881	$4,055	$6,889	$12,825	$0	$12,825	
001	General Fund	87865 - Subscription Based IT Arrangement (	$229,893		$310,868	$540,761	$0	$540,761	
001	General Fund	87870 - Contractual Services	$340,640		$143,530	$484,170	($484,170)	$0	
001	General Fund	87940 - Mandated Program Costs	$360,373			$360,373	($360,373)	$0	
001	**General Fund**	**3 Mat/Serv/Sup**	**$932,787**	**$4,055**	**$461,287**	**$1,398,129**	**($844,543)**	**$553,586**	
001	General Fund	87640 - Vehicle Equipment Maintenance	$284,984			$284,984	$0	$284,984	
001	General Fund	87650 - Technical Services Maintenance	$505,537	$111,911	$277,112	$894,560	$0	$894,560	
001	General Fund	87660 - Workers Comp Insurance	$390,075	$86,351	$213,821	$690,247	$0	$690,247	
001	General Fund	87680 - Unemployment Insurance	$2,412	$534	$1,322	$4,268	$0	$4,268	
001	General Fund	87740 - Vehicle Equipment Amortization	$122,943			$122,943	$0	$122,943	
001	General Fund	87840 - Insurance And Surety Bonds	$0	$0	$0	$0	$0	$0	
001	**General Fund**	**5 Interfund Services**	**$1,305,951**	**$198,796**	**$492,255**	**$1,997,002**	**$0**	**$1,997,002**	
Subtotal			**$11,779,996**	**$2,411,640**	**$5,560,907**	**$19,752,543**	**($1,737,405)**	**$18,015,138**	

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Police Investigations and Records
Adjustments for Fully-Burdened Hourly Rate Calculation

Allocation of Citywide Overhead

Description	General Investig'tn	Special Enf. Team	Records	Subtotal	Adjustment	Total	Notes
Allocation of Citywide Overhead	$1,514,217	$326,951	$750,772	$2,591,940	$0	$2,591,940	[b]

Department Administration Costs Assigned to Investigations and Records

Description	Total	Notes
Department Administration	$1,236,858	[c]
Subtotal	**$1,236,858**	

Calculation of Uniform Fully-Burdened Hourly Rate

Description	Total	Notes
Divisional Expenses	$21,843,937	
Direct Hours	80,338	[d]
Total	**$272**	

Full Cost Factors for Hourly Rate Buildup

Description	Total	Share	Per Hour
Personnel	$15,464,550	71%	$192
Equipment	$0	0%	$0
Materials / Supplies	$2,550,588	12%	$32
Other Costs	$0	0%	$0
Overhead	$3,828,799	18%	$48
Total	**$21,843,937**	**100%**	**$272**

Information Below is for Use if City Desires to Use Positional Hourly Billing Rates

Scenario 1: Uniform Assignment of Materials and Overhead Costs Per Hour

Calculate Benefit Ratio

Salary Accounts	$8,701,205
Benefit Accounts	$6,763,345
Total	0.78

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Police Investigations and Records

Calculation of Direct Hours Ratio (Billing Factor)

Description	Base Hrs Per FTE	Adjust for Typical Leave	Productive Hours	Direct Hours %	Direct Hours Per FTE	Notes
Hours	2,080	(216)	1,864	85%	1,575	
Direct Hours Bill Factor (For Every $ of Salary Add this amount to account for Direct Hrs v. Total Hrs.)					**1.32**	

Position	Top Step Hrly [e]	Benefits	Subtotal Labor Costs	Adjust for Direct Hours	Total Labor Rate	Add: M'tls / Supplies	Add: Overhead	Total Hourly Rate
Police Lieutenant	$135	$105	$239	1.32	$316	$32	$48	$395
Police Sergeant	$116	$90	$207	1.32	$273	$32	$48	$352
Police Officer	$100	$78	$178	1.32	$236	$32	$48	$315
Police Records Manager	$81	$63	$144	1.32	$190	$32	$48	$269
Forensic Coordinator	$71	$56	$127	1.32	$168	$32	$48	$247
Crime Analyst	$68	$53	$121	1.32	$160	$32	$48	$239
Police Records Supervisor	$65	$51	$116	1.32	$153	$32	$48	$233
Police Records Specialist II	$59	$46	$105	1.32	$139	$32	$48	$218
Community Service Officer II	$59	$46	$104	1.32	$138	$32	$48	$217
Office Specialist III	$53	$41	$95	1.32	$125	$32	$48	$204
Office Specialist II	$48	$38	$86	1.32	$113	$32	$48	$193
Public Safety Dispatcher	$72	$56	$128	1.32	$169	$32	$48	$248
Police Records Specialist I	$54	$42	$96	1.32	$126	$32	$48	$206

Calculation of Fully-Burdened Hourly Rate Billing Factor (Apply Factor to Top Step Salary for Positional Rates)

Description	FTE	Hours Per FTE	Total Hours	Salaries and Wages	Hourly Wage Rate Only	Fully-Burdened Hourly Rate	ICR Multiplier	Notes
Total	51.00	2,080	106,080	$8,842,571	$83	$272	3.26	

[a] Source: FY 25/26 Adopted budget.
[b] Source: Citywide overhead cost allocation plan.
[c] To account for department admin support provided but not directly budgeted to direct service units. See Police - Department Administration cost allocation worksheet.
[d] See worksheet labeled: Allocation of Annual Labor Effort - Police Investigations and Records.
[e] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Calculation of the Estimated Costs of Providing Fee Related Services - Police Fees

	Fee Description	Comm Svc Officer II	Police Officer	PD Records Spec I	Police Sergeant	PS Disp'tchr	Total	Cost of Service					
								$217	$315	$206	$352	$248	
		Comm Svc Officer II	Police Officer	PD Records Spec I	Police Sergeant	PS Disp'tchr	Total	Comm Svc Officer II	Police Officer	PD Records Spec I	Police Sergeant	PS Disp'tchr	Cost of Service
	POLICE FEES												
1	Alarm Permit Application	0.50					0.50	$109	$0	$0	$0	$0	$109
	Non-registration												
	Annual Renewal	0.25					0.25	$54	$0	$0	$0	$0	$54
	Late												
	Reinstatement												
2	Bingo Organization (License Fee)	6.83					6.83	$1,483	$0	$0	$0	$0	$1,483
3	CAD report for legal purposes												
4	CD for legal purposes												
5	Citation Sign Off Non-Santa Clara Citations Only	0.17					0.17	$36	$0	$0	$0	$0	$36
6	Clearance Letter			0.25			0.25	$0	$0	$52	$0	$0	$52
7	Closing Out Sale	0.25	0.58				0.83	$54	$184	$0	$0	$0	$238
8	Color Photographs												
	4" x 6"												
	5" x 7"												
	8' x 10"												
	11" x 14"												
	16" x 20"												
	20" x 30"												
9	Crime Analysis Reports												
10	Dispatch service required for special events					1.00	1.00	$0	$0	$0	$0	$248	$248
11	Driving Under the Influence Emergency Response												
12	False Alarm Calls												
	Second false alarm		0.50			0.17	0.67	$0	$158	$0	$0	$41	$199
	Third false alarm		0.50			0.17	0.67	$0	$158	$0	$0	$41	$199
	Fourth false alarm ($25 penalty)		0.50			0.17	0.67	$0	$158	$0	$0	$41	$199
	Fifth & subsequent false alarms ($50 penalty)		0.50			0.17	0.67	$0	$158	$0	$0	$41	$199
13	False Alarm Calls - Holdup Alarm (In Addition to False Alarm Fees)		0.50				0.50	$0	$158	$0	$0	$0	$158
14	Fingerprinting Services	0.33					0.33	$72	$0	$0	$0	$0	$72

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Calculation of the Estimated Costs of Providing Fee Related Services - Police Fees

	Fee Description	Cost Recovery Information					
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
	POLICE FEES						
1	Alarm Permit Application	$37	34%	$37	34%		
	Non-registration	$50		$50			
	Annual Renewal	$15	28%	$15	28%		
	Late	$25		$25			
	Reinstatement	$15		$15			
2	Bingo Organization (License Fee)	$50	3%	$50	3%		
3	CAD report for legal purposes	$0.20		$0.20		per page	
4	CD for legal purposes	$3		$3		per CD	
5	Citation Sign Off Non-Santa Clara Citations Only	$35	97%	$35	97%		
6	Clearance Letter	$50	97%	$50	97%		
7	Closing Out Sale	$237	100%	$238	100%		
8	Color Photographs						
	4" x 6"	Actual Cost		Actual Cost		cost of duplication	
	5" x 7"	Actual Cost		Actual Cost		cost of duplication	
	8' x 10"	Actual Cost		Actual Cost		cost of duplication	
	11" x 14"	Actual Cost		Actual Cost		cost of duplication	
	16" x 20"	Actual Cost		Actual Cost		cost of duplication	
	20" x 30"	Actual Cost		Actual Cost		cost of duplication	
9	Crime Analysis Reports	$0.20		$0.20		per page	
10	Dispatch service required for special events	$256	103%	$248	100%		
11	Driving Under the Influence Emergency Response	Per Current Salary Schedule plus Benefits and Current Citywide Overhead Plan		Per Current Salary Schedule plus Benefits and Current Citywide Overhead Plan			
12	False Alarm Calls						
	Second false alarm	$50	25%	$50	25%		
	Third false alarm	$115	58%	$115	58%		
	Fourth false alarm ($25 penalty)	$140	70%	$140	70%		
	Fifth & subsequent false alarms ($50 penalty)	$165	83%	$165	83%		
13	False Alarm Calls - Holdup Alarm (In Addition to False Alarm Fees)	$125	79%	$125	79%		
14	Fingerprinting Services	$71	98%	$72	100%	per roll	

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Calculation of the Estimated Costs of Providing Fee Related Services - Police Fees

	Fee Description	Comm Svc Officer II	Police Officer	PD Records Spec I	Police Sergeant	PS Disp'tchr	Total	Cost of Service					
								$217	$315	$206	$352	$248	
		Comm Svc Officer II	Police Officer	PD Records Spec I	Police Sergeant	PS Disp'tchr	Total	Comm Svc Officer II	Police Officer	PD Records Spec I	Police Sergeant	PS Disp'tchr	Cost of Service
15	ID Card Renewal (for multiple applicants)	0.50					0.50	$109	$0	$0	$0	$0	$109
16	Massage Establishment												
	Massage Establishment Application - Initial	5.75	1.00				6.75	$1,248	$315	$0	$0	$0	$1,563
	Massage Establishment Application - Sole Proprietor (Initial)	4.50	0.50				5.00	$977	$158	$0	$0	$0	$1,134
	Massage Establishment Renewal	4.75	1.00				5.75	$1,031	$315	$0	$0	$0	$1,346
	Massage Establishment Renewal - Sole Proprietor	3.75	0.50				4.25	$814	$158	$0	$0	$0	$971
	Massage Establishment Permit Amendments	0.50					0.50	$109	$0	$0	$0	$0	$109
17	Motor Funeral Escort Company												
	Motor Funeral Escort Company - Initial	1.75					1.75	$380	$0	$0	$0	$0	$380
	Motor Funeral Escort Company - Renewal	0.75					0.75	$163	$0	$0	$0	$0	$163
	Motor Funeral Escort Driver - Initial	0.75					0.75	$163	$0	$0	$0	$0	$163
	Motor Funeral Escort Driver - Renewal	0.75					0.75	$163	$0	$0	$0	$0	$163
18	Off-duty employment												
19	Pawn/Secondhand Dealer												
	Pawn/Secondhand Dealer - Registration	0.75					0.75	$163	$0	$0	$0	$0	$163
	Pawn/Secondhand Dealer - Renewal	0.50					0.50	$109	$0	$0	$0	$0	$109
20	Photo CD's												
21	Police Reports												
22	Private Security												
	Private Security Application - Registration	1.00					1.00	$217	$0	$0	$0	$0	$217
	Private Security Application - Renewal	0.50					0.50	$109	$0	$0	$0	$0	$109
23	Public Entertainment Application												
	Public Entertainment Application	0.75			0.25		1.00	$163	$0	$0	$88	$0	$251
	Public Entertainment Renewal	0.50			0.25		0.75	$109	$0	$0	$88	$0	$197

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Calculation of the Estimated Costs of Providing Fee Related Services - Police Fees

	Fee Description	Cost Recovery Information					
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
15	ID Card Renewal (for multiple applicants)	$107	99%	$108	100%		
16	Massage Establishment						
	Massage Establishment Application - Initial	$863	55%	$906	58%		
	Massage Establishment Application - Sole Proprietor (Initial)	$174	15%	$182	16%		
	Massage Establishment Renewal	$692	51%	$726	54%		
	Massage Establishment Renewal - Sole Proprietor	$121	12%	$127	13%		
	Massage Establishment Permit Amendments	$54	50%	$56	52%		
17	Motor Funeral Escort Company						
	Motor Funeral Escort Company - Initial	$377	99%	$379	100%		
	Motor Funeral Escort Company - Renewal	$161	99%	$162	100%		
	Motor Funeral Escort Driver - Initial	$161	99%	$162	100%		
	Motor Funeral Escort Driver - Renewal	$161	99%	$162	100%		
18	Off-duty employment	Per Current Salary Schedule plus Benefits and Current Citywide Overhead Plan		Per Current Salary Schedule plus Benefits and Current Citywide Overhead Plan			
19	Pawn/Secondhand Dealer						
	Pawn/Secondhand Dealer - Registration	$161	99%	$162	100%		
	Pawn/Secondhand Dealer - Renewal	$107	99%	$108	100%		
20	Photo CD's	$3		$3		per CD	
21	Police Reports	$0.20		$0.20		per page	
22	Private Security						
	Private Security Application - Registration	$216	100%	$217	100%		
	Private Security Application - Renewal	$107	99%	$108	100%		
23	Public Entertainment Application						
	Public Entertainment Application	$250	100%	$250	100%		
	Public Entertainment Renewal	$195	99%	$196	100%		

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Calculation of the Estimated Costs of Providing Fee Related Services - Police Fees

								Cost of Service					
								$217	$315	$206	$352	$248	
	Fee Description	Comm Svc Officer II	Police Officer	PD Records Spec I	Police Sergeant	PS Disp'tchr	Total	Comm Svc Officer II	Police Officer	PD Records Spec I	Police Sergeant	PS Disp'tchr	Cost of Service
24	Public Entertainment General Fines for Violation (Infraction):												
	1st Offense							$0	$0	$0	$0	$0	
	2nd Offense							$0	$0	$0	$0	$0	
	Subsequent Offenses							$0	$0	$0	$0	$0	
25	Release of Stored Vehicles	0.17		0.33			0.50	$36	$0	$69	$0	$0	$105
26	Repo Fee (Repossessed Vehicles)	0.17		0.08			0.25	$36	$0	$17	$0	$0	$53
27	Residential Parking Permit / Guest Parking Permit (each)	0.17					0.17	$36	$0	$0	$0	$0	$36
28	Second Response Ordinance												
29	Solicitor/Peddler												
	Solicitor/Peddler Application - Background Investigation	1.75					1.75	$380	$0	$0	$0	$0	$380
	Solicitor/Peddler/Employee Renewal	0.75					0.75	$163	$0	$0	$0	$0	$163
	Solicitor/Peddler Application - Employee Only	0.75					0.75	$163	$0	$0	$0	$0	$163
30	Taxicab / Pedicab Company Application	35.50					35.50	$7,704	$0	$0	$0	$0	$7,704
31	Taxicab / Pedicab Company Renewal - Per Year	3.75					3.75	$814	$0	$0	$0	$0	$814
32	Taxicab / Pedicab Driver Application	0.75					0.75	$163	$0	$0	$0	$0	$163
33	Taxicab / Pedicab Driver Renewal, Retest or Reinspection	0.75					0.75	$163	$0	$0	$0	$0	$163
34	Taxicab / Pedicab Safety Inspection Fee	1.00					1.00	$217	$0	$0	$0	$0	$217
35	Tow Drivers - Application	0.75					0.75	$163	$0	$0	$0	$0	$163
36	Tow Drivers - Permit Renewal	0.25					0.25	$54	$0	$0	$0	$0	$54
36	USB Drive for Police Reports												

[a] Fee established per agreement.

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Calculation of the Estimated Costs of Providing Fee Related Services - Police Fees

	Fee Description	Cost Recovery Information					
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
24	Public Entertainment General Fines for Violation (Infraction):						
	1st Offense	$150		$150			
	2nd Offense	$300		$300			
	Subsequent Offenses	$750		$750			
25	Release of Stored Vehicles	$103	98%	$104	99%		
26	Repo Fee (Repossessed Vehicles)	$15		$15			
27	Residential Parking Permit / Guest Parking Permit (each)	$34	94%	$34	94%		
28	Second Response Ordinance	Per Current Salary Schedule plus Benefits and Current Citywide Overhead Plan		Per Current Salary Schedule plus Benefits and Current Citywide Overhead Plan			
29	Solicitor/Peddler						
	Solicitor/Peddler Application - Background Investigation	$377	99%	$379	100%		
	Solicitor/Peddler/Employee Renewal	$161	99%	$162	100%		
	Solicitor/Peddler Application - Employee Only	$161	99%	$162	100%		
30	Taxicab / Pedicab Company Application	$7,678	100%	$7,703	100%		
31	Taxicab / Pedicab Company Renewal - Per Year	$810	100%	$813	100%		
32	Taxicab / Pedicab Driver Application	$161	99%	$162	100%		
33	Taxicab / Pedicab Driver Renewal, Retest or Reinspection	$161	99%	$162	100%		
34	Taxicab / Pedicab Safety Inspection Fee	$216	100%	$217	100%		
35	Tow Drivers - Application	$161	99%	$162	100%		
36	Tow Drivers - Permit Renewal	$47	87%	$47	87%		[a]
36	USB Drive for Police Reports	$8		$8		per Device	

[a] Fee established per agreement.

City of Santa Clara
The Center of What's Possible

Public Works Department Fees

City of Santa Clara
The Center of What's Possible

Engineering and Encroachment Permit Fees

City of Santa Clara
User and Regulatory Fee Study
Allocation of Annual Labor Effort - Engineering

Position [a]	FTE [a]	Total Hours Per FTE [b]	Less: Holiday & Leave [c]	Less: Breaks, Admin, Train [d]	Productive Hours Per FTE	Total Productive Hours	Indirect [d]	Direct [d]	Total	Total Indirect Hours	Total Direct Hours	Total Hours	Total Salary Top Step [e]	Annual Salary
Director of Public Works	0.75	2,080	216	374	1,490	1,118	100%	0%	100%	1,118	-	1,118	$173	$269,908
Assistant Director of Public Works/City En	1.00	2,080	216	374	1,490	1,490	80%	10%	90%	1,192	149	1,341	$144	$300,134
Management Analyst	2.00	2,080	216	374	1,490	2,980	100%	0%	100%	2,980	-	2,980	$78	$326,130
Office Specialist II	0.50	2,080	216	374	1,490	745	100%	0%	100%	745	-	745	$48	$50,259
Office Specialist III	1.00	2,080	216	374	1,490	1,490	100%	0%	100%	1,490	-	1,490	$53	$110,602
Staff Aide	1.00	2,080	216	374	1,490	1,490	100%	0%	100%	1,490	-	1,490	$56	$116,168
Account Clerk II	1.00	2,080	216	374	1,490	1,490	100%	0%	100%	1,490	-	1,490	$55	$113,381
Chief of Party	1.00	2,080	216	374	1,490	1,490	0%	100%	100%	-	1,490	1,490	$71	$148,626
Principal Engineer	3.00	2,080	216	374	1,490	4,470	70%	30%	100%	3,129	1,341	4,470	$125	$782,999
Public Works Inspector	4.00	2,080	216	374	1,490	5,960	0%	100%	100%	-	5,960	5,960	$70	$580,232
Senior Engineer (Civil)	9.00	2,080	216	374	1,490	13,410	0%	100%	100%	-	13,410	13,410	$98	$1,833,546
Senior Engineering Technician	2.00	2,080	216	374	1,490	2,980	0%	100%	100%	-	2,980	2,980	$62	$256,380
Associate Engineer (Civil)	10.00	2,080	216	374	1,490	14,900	0%	100%	100%	-	14,900	14,900	$83	$1,719,954
Principal Planner	1.00	2,080	216	374	1,490	1,490	0%	100%	100%	-	1,490	1,490	$101	$210,481
Principal Engineer/City Surveyor	1.00	2,080	216	374	1,490	1,490	0%	100%	100%	-	1,490	1,490	$132	$274,054
Traffic Operations Engineer	1.00	2,080	216	374	1,490	1,490	100%	0%	100%	1,490	-	1,490	$91	$189,274
Transportation Manager	1.00	2,080	216	374	1,490	1,490	80%	20%	100%	1,192	298	1,490	$127	$263,386
Total	40.25					**59,973**				**16,316**	**43,508**	**59,824**		$7,545,514
Total										**27%**	**73%**	**100%**		

[a] Source: FY 25/26 Adopted budget.

[b] Based on 40 hour week * 52 weeks per year.

[c] Amount intended to serve as reasonable estimate. Amount will vary annually, and by employee. Amount assumes twelve days holiday, ten days vacation/personal leave, five days sick leave.

[d] Amounts intended to serve as reasonable estimates developed for purposes of this analysis. Amount will vary annually, and by employee. Amount based on position and consultant experience working with similar municipalities.

[e] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Engineering

FY 25/26 Adopted Expenses [a]

Fund #	Fund Desc	Program / Account Desc	4411 Eng Admin - Gen Svc	4412 Eng Admin - Dev Svc	4413 Eng Admin - CIP	4431 Traffic - Gen Svc	4432 Traffic - Dev Svc	4433 Traffic - CIP	4434 Traffic - Signal M.	4435 Traffic - Stripe Sign	4441 Design - Gen Svc	4442 Design - Dev Svc	4443 Design - CIP	4451 Prop Dev - Gen Svc	4452 Prop Dev - Dev Supp.	4461 Field Svc - Gen Svc	4462 Field Svc - Dev Svc	4463 Field Svc - CIP	Subtotal	Adjustment	Total	Notes
001	General Fund	87010 - Salary and Wages	$441,806	$325,188	$0	$293,021	$482,552	$0	$228,792	$107,793	$325,501	$140,326	$404,583	$166,867	$1,070,394	$159,625	$533,821	$0	$4,680,269	$0	$4,680,269	
001	General Fund	87011 - Salary Savings - Attrition and Time C	($9,537)	($9,537)	$0	($8,826)	($14,337)	$0	($6,761)	($3,229)	($4,872)	($4,125)	$0	($5,386)	($32,409)	($4,700)	($15,844)	$0	($119,563)	$0	($119,563)	
001	General Fund	87017 - Premium Pay	$0	$0	$0	$66	$71	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$137	$0	$137	
001	General Fund	87020 - Salary And Wages - As Needed	$0	$0	$0	$26,938	$0	$0	$0	$0	$0	$0	$0	$0	$39,604	$17,960	$0	$0	$84,502	$0	$84,502	
001	General Fund	87030 - Overtime	$773	$0	$0	$0	$0	$0	$34,691	$0	$567	$0	$0	$0	$11,877	$0	$5,729	$0	$53,637	$0	$53,637	
001	General Fund	87110 - Contra Account - Reimbd Salary & W	$0	$0	$0	($185,575)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	($185,575)	$185,575	$0	
001	**General Fund**	**1 Salary Accounts**	**$433,042**	**$315,651**	**$0**	**$125,624**	**$468,286**	**$0**	**$256,722**	**$104,564**	**$321,196**	**$136,201**	**$404,583**	**$161,481**	**$1,089,466**	**$172,885**	**$523,706**	**$0**	**$4,513,407**	**$185,575**	**$4,698,982**	
001	General Fund	87212 - Retirement - Non Public Safety	$131,886	$114,157	$0	$102,280	$166,811	$0	$80,120	$37,819	$114,001	$48,746	$46,568	$56,413	$372,137	$54,095	$185,959	$0	$1,510,992	$0	$1,510,992	
001	General Fund	87221 - Medicare	$7,173	$4,891	$0	$4,338	$7,105	$0	$3,478	$1,624	$4,809	$2,104	$5,915	$2,494	$16,019	$2,391	$8,054	$0	$70,395	$0	$70,395	
001	General Fund	87222 - Social Security	$24,628	$14,870	$0	$16,379	$24,294	$0	$12,443	$6,184	$18,170	$7,194	$20,794	$8,349	$60,884	$8,171	$31,507	$0	$253,867	$0	$253,867	
001	General Fund	87223 - Social Security - OT	$51	$0	$0	$4,158	$0	$0	$2,151	$0	$35	$0	$0	$0	$736	$0	$342	$0	$7,473	$0	$7,473	
001	General Fund	87224 - Medicare OT	$10	$0	$0	$4,633	$0	$0	$503	$0	$7	$0	$0	$0	$172	$0	$79	$0	$5,404	$0	$5,404	
001	General Fund	87230 - Health Allocation	$59,333	$31,397	$0	$28,880	$40,188	$0	$17,101	$9,573	$39,691	$10,616	$55,872	$8,712	$117,023	$15,284	$49,379	$0	$483,049	$0	$483,049	
001	General Fund	87241 - Dental - City Paid	$740	$469	$0	$436	$635	$0	$323	$165	$487	$189	$542	$224	$1,673	$243	$949	$0	$7,075	$0	$7,075	
001	General Fund	87242 - Long Term Disability-CIty Paid	$1,104	$785	$0	$112	$412	$0	$38	$19	$75	$38	$424	$179	$779	$397	$1,730	$0	$6,092	$0	$6,092	
001	General Fund	87243 - Vision- City Paid	$317	$207	$0	$173	$261	$0	$135	$63	$198	$77	$220	$88	$682	$99	$383	$0	$2,903	$0	$2,903	
001	General Fund	87250 - Basic Life Insurance	$266	$146	$0	$192	$282	$0	$144	$72	$216	$84	$240	$94	$662	$66	$185	$0	$2,649	$0	$2,649	
001	General Fund	87271 - VEBA	$1,641	$1,041	$0	$960	$1,410	$0	$720	$360	$1,080	$420	$1,200	$492	$3,708	$540	$2,100	$0	$15,672	$0	$15,672	
001	General Fund	87272 - EAP	$117	$74	$0	$68	$102	$0	$51	$25	$76	$28	$86	$34	$267	$39	$149	$0	$1,116	$0	$1,116	
001	General Fund	87274 - Auto Allowance	$4,752	$2,352	$0	$720	$2,640	$0	$240	$120	$480	$240	$2,400	$960	$1,440	$720	$720	$0	$17,784	$0	$17,784	
001	General Fund	87275 - Mobile Phone Allowance	$1,277	$317	$0	$144	$576	$0	$0	$0	$0	$0	$960	$0	$0	$0	$0	$0	$3,274	$0	$3,274	
001	General Fund	87279 - Misc. Other Benefits	$0	$0	$0	$260	$250	$0	$220	$110	$320	$120	$200	$74	$926	$50	$412	$0	$2,942	$0	$2,942	
001	General Fund	87280 - City Paid Deferred Compensation	$6,876	$3,276	$0	$3,671	$6,449	$0	$2,549	$1,277	$3,906	$1,554	$5,592	$2,179	$11,381	$1,279	$1,877	$0	$51,866	$0	$51,866	
001	General Fund	87390 - OPEB	$11,835	$7,508	$0	$6,922	$10,170	$0	$5,194	$2,595	$7,790	$3,031	$8,654	$3,547	$26,742	$3,894	$15,144	$0	$113,026	$0	$113,026	
001	**General Fund**	**2 Benefit Accounts**	**$252,006**	**$181,490**	**$0**	**$174,326**	**$261,585**	**$0**	**$125,410**	**$60,006**	**$191,341**	**$74,441**	**$149,667**	**$83,839**	**$615,231**	**$87,268**	**$298,969**	**$0**	**$2,555,579**	**$0**	**$2,555,579**	
001	General Fund	87500 - Operating Supplies	$4,544	$0	$0	$5,262	$0	$0	$0	$0	$9,695	$0	$0	$6,370	$0	$14,811	$0	$0	$40,682	$0	$40,682	
001	General Fund	87530 - Special Departmental Supplies	$1,050	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,050	$0	$1,050	
001	General Fund	87600 - Maintenance	$0	$0	$0	$0	$0	$0	$852,986	$0	$0	$0	$0	$0	$0	$0	$0	$0	$852,986	($852,986)	$0	
001	General Fund	87825 - Conference, Travel and Training	$6,791	$0	$0	$2,357	$0	$0	$0	$0	$5,631	$0	$0	$9,866	$0	$9,517	$0	$0	$34,162	$0	$34,162	
001	General Fund	87865 - Subscription Based IT Arrangement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,182	$0	$0	$0	$0	$15,182	$0	$15,182	
001	General Fund	87870 - Contractual Services	$2,532	$0	$0	$121,441	$0	$0	$0	$0	$4,333	$0	$0	$17,122	$0	$68,360	$0	$0	$213,788	$0	$213,788	
001	General Fund	87900 - Rent Expense	$0	$0	$0	$99	$0	$0	$0	$0	$99	$0	$0	$0	$0	$0	$0	$0	$198	$0	$198	
001	**General Fund**	**3 Mat/Serv/Sup**	**$14,917**	**$0**	**$0**	**$129,159**	**$0**	**$0**	**$852,986**	**$0**	**$19,758**	**$0**	**$0**	**$48,540**	**$0**	**$92,688**	**$0**	**$0**	**$1,158,048**	**($852,986)**	**$305,062**	
001	General Fund	87640 - Vehicle Equipment Maintenance	$0	$0	$0	$2,370	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,208	$0	$0	$16,578	$0	$16,578	
001	General Fund	87650 - Technical Services Maintenance	$32,774	$32,774	$0	$29,532	$48,634	$0	$23,059	$10,864	$32,805	$14,143	$0	$16,818	$107,879	$16,088	$53,801	$0	$419,171	$0	$419,171	
001	General Fund	87660 - Workers Comp Insurance	$3,905	$3,905	$0	$3,518	$5,794	$0	$2,747	$1,294	$3,908	$1,685	$0	$2,004	$12,853	$1,917	$6,410	$0	$49,940	$0	$49,940	
001	General Fund	87680 - Unemployment Insurance	$239	$156	$0	$141	$232	$0	$110	$52	$157	$67	$0	$80	$515	$77	$257	$0	$2,083	$0	$2,083	
001	General Fund	87740 - Vehicle Equipment Amortization	$0	$0	$0	$7,241	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,024	$0	$0	$42,265	$0	$42,265	
001	**General Fund**	**5 Interfund Services**	**$36,918**	**$36,835**	**$0**	**$42,802**	**$54,660**	**$0**	**$25,916**	**$12,210**	**$36,870**	**$15,895**	**$0**	**$18,902**	**$121,247**	**$67,314**	**$60,468**	**$0**	**$530,037**	**$0**	**$530,037**	
044	CIP	87010 - Salary and Wages	$0	$0	$332,272	$0	$0	$421,256	$0	$0	$0	$0	$1,097,694	$0	$0	$0	$0	$691,471	$2,542,693	$0	$2,542,693	
044	CIP	87011 - Salary Savings - Attrition and Time C	$0	$0	($9,743)	$0	$0	($12,556)	$0	$0	$0	$0	($32,253)	$0	$0	$0	$0	($20,494)	($75,046)	$0	($75,046)	
044	CIP	87017 - Premium Pay	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14	$14			
044	CIP	87030 - Overtime	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,708	$0	$0	$0	$0	$0	$1,708	$0	$1,708	
044	**CIP**	**1 Salary Accounts**	**$0**	**$0**	**$322,529**	**$0**	**$0**	**$408,700**	**$0**	**$0**	**$0**	**$0**	**$1,067,149**	**$0**	**$0**	**$0**	**$0**	**$670,991**	**$2,469,369**	**$0**	**$2,469,355**	
044	CIP	87212 - Retirement - Non Public Safety	$0	$0	$116,654	$0	$0	$146,820	$0	$0	$0	$0	$381,174	$0	$0	$0	$0	$240,796	$885,444	$0	$885,444	
044	CIP	87221 - Medicare	$0	$0	$4,997	$0	$0	$6,267	$0	$0	$0	$0	$16,453	$0	$0	$0	$0	$10,418	$38,135	$0	$38,135	
044	CIP	87222 - Social Security	$0	$0	$15,242	$0	$0	$23,124	$0	$0	$0	$0	$56,497	$0	$0	$0	$0	$40,733	$135,596	$0	$135,596	
044	CIP	87223 - Social Security - OT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$105	$0	$0	$0	$0	$0	$105	$0	$105	
044	CIP	87224 - Medicare OT	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26	$0	$0	$0	$0	$0	$26	$0	$26	
044	CIP	87230 - Health Allocation	$0	$0	$32,098	$0	$0	$36,228	$0	$0	$0	$0	$83,814	$0	$0	$0	$0	$61,526	$213,666	$0	$213,666	
044	CIP	87241 - Dental - City Paid	$0	$0	$483	$0	$0	$609	$0	$0	$0	$0	$1,492	$0	$0	$0	$0	$1,247	$3,831	$0	$3,831	
044	CIP	87242 - Long Term Disability-CIty Paid	$0	$0	$809	$0	$0	$169	$0	$0	$0	$0	$263	$0	$0	$0	$0	$2,283	$3,524	$0	$3,524	
044	CIP	87243 - Vision- City Paid	$0	$0	$220	$0	$0	$248	$0	$0	$0	$0	$605	$0	$0	$0	$0	$508	$1,581	$0	$1,581	
044	CIP	87250 - Basic Life Insurance	$0	$0	$146	$0	$0	$270	$0	$0	$0	$0	$660	$0	$0	$0	$0	$241	$1,317	$0	$1,317	
044	CIP	87271 - VEBA	$0	$0	$1,068	$0	$0	$1,350	$0	$0	$0	$0	$3,300	$0	$0	$0	$0	$2,760	$8,478	$0	$8,478	
044	CIP	87272 - EAP	$0	$0	$78	$0	$0	$98	$0	$0	$0	$0	$240	$0	$0	$0	$0	$199	$615	$0	$615	
044	CIP	87274 - Auto Allowance	$0	$0	$2,376	$0	$0	$1,080	$0	$0	$0	$0	$1,680	$0	$0	$0	$0	$960	$6,096	$0	$6,096	
044	CIP	87275 - Mobile Phone Allowance	$0	$0	$326	$0	$0	$240	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$566	$0	$566	
044	CIP	87279 - Misc. Other Benefits	$0	$0	$0	$0	$0	$360	$0	$0	$0	$0	$960	$0	$0	$0	$0	$488	$1,808	$0	$1,808	
044	CIP	87280 - City Paid Deferred Compensation	$0	$0	$3,348	$0	$0	$5,206	$0	$0	$0	$0	$12,084	$0	$0	$0	$0	$2,436	$23,074	$0	$23,074	
044	CIP	87390 - OPEB	$0	$0	$7,702	$0	$0	$9,735	$0	$0	$0	$0	$23,795	$0	$0	$0	$0	$19,905	$61,137	$0	$61,137	
044	**CIP**	**2 Benefit Accounts**	**$0**	**$0**	**$185,547**	**$0**	**$0**	**$231,804**	**$0**	**$0**	**$0**	**$0**	**$583,148**	**$0**	**$0**	**$0**	**$0**	**$384,500**	**$1,384,999**	**$0**	**$1,384,999**	
044	CIP	87865 - Subscription Based IT Arrangement	$0	$0	$18,547	$0	$0	$0	$0	$0	$0	$0	$18,547	$0	$0	$0	$0	$18,547	$55,641	$0	$55,641	
044	CIP	87870 - Contractual Services	$0	$0	$11,208	$0	$0	$0	$0	$0	$0	$0	$11,208	$0	$0	$0	$0	$416,528	$438,944	($438,944)	$0	
044	**CIP**	**3 Mat/Serv/Sup**	**$0**	**$0**	**$29,755**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$29,755**	**$0**	**$0**	**$0**	**$0**	**$435,075**	**$494,585**	**($438,944)**	**$55,641**	
044	CIP	87650 - Technical Services Maintenance	$0	$0	$102,775	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$102,775	$0	$102,775	
044	CIP	87660 - Workers Comp Insurance	$0	$0	$3,990	$0	$0	$5,058	$0	$0	$0	$0	$13,180	$0	$0	$0	$0	$8,303	$30,531	$0	$30,531	
044	CIP	87680 - Unemployment Insurance	$0	$0	$160	$0	$0	$203	$0	$0	$0	$0	$528	$0	$0	$0	$0	$333	$1,224	$0	$1,224	
044	CIP	87994 - Services from Other Funds-CAP	$0	$0	$507,604	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$507,604	($507,604)	$0	
044	**CIP**	**5 Interfund Services**	**$0**	**$0**	**$614,529**	**$0**	**$0**	**$5,261**	**$0**	**$0**	**$0**	**$0**	**$13,708**	**$0**	**$0**	**$0**	**$0**	**$8,636**	**$642,134**	**($507,604)**	**$134,530**	
044	CIP	89953 - Trs Out - CIP	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
044	**CIP**	**5 Interfund Services**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Subtotal			**$736,883**	**$533,976**	**$1,152,360**	**$471,911**	**$784,531**	**$645,765**	**$1,261,034**	**$176,780**	**$569,165**	**$226,537**	**$2,248,010**	**$312,762**	**$1,825,944**	**$420,155**	**$883,143**	**$1,499,202**	**$13,748,158**	**($1,613,959)**	**$12,134,185**	

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Engineering

Adjustments for Fully-Burdened Hourly Rate Calculation

Allocation of Citywide Overhead

Description	Eng Admin - Gen Svc	Eng Admin - Dev Svc	Eng Admin - CIP	Traffic - Gen Svc	Traffic - Dev Svc	Traffic - CIP	Traffic - Signal M.	Traffic - Stripe Sign	Design - Gen Svc	Design - Dev Svc	Design - CIP	Prop Dev - Gen Svc	Prop Dev - Dev Supp.	Field Svc - Gen Svc	Field Svc - Dev Svc	Field Svc - CIP	Subtotal	Adjustment	Total	Notes
Allocation of Citywide Overhead	$58,119	$56,371	$60,474	$56,230	$86,631	$77,066	$149,198	$20,092	$31,367	$24,683	$196,324	$34,934	$201,688	$40,589	$95,948	$174,947	$1,364,661	$0	$1,364,661	[b]

Total Divisional Costs

Description	Eng Admin - Gen Svc	Eng Admin - Dev Svc	Eng Admin - CIP	Traffic - Gen Svc	Traffic - Dev Svc	Traffic - CIP	Traffic - Signal M.	Traffic - Stripe Sign	Design - Gen Svc	Design - Dev Svc	Design - CIP	Prop Dev - Gen Svc	Prop Dev - Dev Supp.	Field Svc - Gen Svc	Field Svc - Dev Svc	Field Svc - CIP	Subtotal	Adjustment	Total	Notes
Total	**$795,002**	**$590,347**	**$1,212,834**	**$528,141**	**$871,162**	**$722,831**	**$1,410,232**	**$196,872**	**$600,532**	**$251,220**	**$2,444,334**	**$347,696**	**$2,027,632**	**$460,744**	**$979,091**	**$1,674,149**	**$15,112,819**	**($1,613,959)**	**$13,498,846**	

Calculation of Uniform Fully-Burdened Hourly Rate

Description	Total	Notes
Divisional Expenses	$13,498,846	
Direct Hours	43,508	[d]
Total	**$310**	

Information Below is for Use if City Desires to Use Positional Hourly Billing Rates

Scenario 1: Uniform Assignment of Materials and Overhead Costs Per Hour

Calculate Benefit Ratio

Salary Accounts	$7,168,337
Benefit Accounts	$3,940,578
Total	0.55

Allocation of Personnel Costs

Total Personnel Costs

Description	Total	Notes
Personnel Costs	$11,108,915	

Description	Total	Total
Divisional Administration (Overhead)	27%	$3,029,704
Direct Services	73%	$8,079,211
Total	**100%**	**$11,108,915**

Full Cost Factors for Hourly Rate Buildup

Description	Total	Share	Per Hour
Direct Personnel	$8,079,211	60%	$186
Equipment	$0	0%	$0
Materials / Supplies	$1,025,270	8%	$24
Other Costs	$0	0%	$0
Overhead (Citywide and Departmental)	$4,394,365	33%	$101
Total	**$13,498,846**	**100%**	**$310**

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Engineering

Calculation of Direct Hours Ratio (Billing Factor)

Description	Base Hrs Per FTE	Adjust for Typical Leave	Adjust for Admin	Productive Hours	Direct Hours %	Direct Hours Per FTE	Notes
Hours	2,080	(216)	(374)	1,490	100%	1,490	
Direct Hours Bill Factor (For Every $ of Salary Add this amount to account for Direct Hrs v. Total Hrs.)						**1.40**	

Position	Top Step Hrly [e]	Benefits	Subtotal Labor Costs	Adjust for Direct Hours	Total Labor Rate	Add: M'tls / Supplies	Add: Overhead	Total Hourly Rate
Director of Public Works	$173	$95	$268	1.40	$374	$24	$101	$499
Assistant Director of Public Works/City Engineer	$144	$79	$224	1.40	$312	$24	$101	$437
Management Analyst	$78	$43	$121	1.40	$170	$24	$101	$294
Office Specialist II	$48	$27	$75	1.40	$105	$24	$101	$229
Office Specialist III	$53	$29	$82	1.40	$115	$24	$101	$240
Staff Aide	$56	$31	$87	1.40	$121	$24	$101	$245
Account Clerk II	$55	$30	$84	1.40	$118	$24	$101	$242
Chief of Party	$71	$39	$111	1.40	$155	$24	$101	$279
Principal Engineer	$125	$69	$194	1.40	$271	$24	$101	$396
Public Works Inspector	$70	$38	$108	1.40	$151	$24	$101	$275
Senior Engineer (Civil)	$98	$54	$152	1.40	$212	$24	$101	$336
Senior Engineering Technician	$62	$34	$96	1.40	$133	$24	$101	$258
Associate Engineer (Civil)	$83	$45	$128	1.40	$179	$24	$101	$303
Principal Planner	$101	$56	$157	1.40	$219	$24	$101	$343
Principal Engineer/City Surveyor	$132	$72	$204	1.40	$285	$24	$101	$410
Traffic Operations Engineer	$91	$50	$141	1.40	$197	$24	$101	$321
Transportation Manager	$127	$70	$196	1.40	$274	$24	$101	$399
Assistant Engineer (Civil)	$79	$43	$122	1.40	$170	$24	$101	$295

Scenario 2: Assignment of a Common Indirect Rate Factor that Can Be Applied to Base Hourly Wage Rate to Calculate Fully-Burdened Hourly Billing Rate by Position

Calculation of Fully-Burdened Hourly Rate Billing Factor (Apply Factor to Top Step Salary for Positional Rates)

Description	FTE	Hours Per FTE	Total Hours	Salaries and Wages	Hourly Wage Rate Only	Burdened Hourly Rate	ICR Multiplier	Notes
Total	40.25	2,080	83,720	$7,545,514	$90	$310	3.44	

[a] Source: FY 25/26 Adopted budget.
[b] Source: Citywide Cost Allocation Plan.
[c] Aligns to City's typical budgeting practice of increasing cost allocation amounts by 2% for second year of adopted budget.
[d] See worksheet labeled: Allocation of Annual Labor Effort - Engineering.
[e] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

		Service Time										
	Fee Description	Assoc. Eng. (Civil)	Assist. Eng. (Civil)	Asst Dir Of PW / City Eng	Chief Of Party	Principal Engineer	Principal Planner	Public Works Inspector	Senior Engineer (Civil)	Staff Aide	Traffic Engineer	Total
	Parcel Map and Record of Survey Checking Fee											
1	Parcel Map and Record of Survey Checking Fee (Includes 3 checks)											
2	Parcel Map and Record of Survey Checking Fee (4th and Subsequent Reviews)											
	Final Map Checking Fee											
3	Final Map Checking Fee - First 5 lots (Includes 3 checks)											
4	Final Map Checking Fee - First 5 lots (4th and Subsequent Reviews)											
5	Final Map Checking Fee - Each additional lot beyond 5 lots (Includes 3 checks)											
6	Final Map Checking Fee - Each additional lot beyond 5 lots (4th and Subsequent Reviews)											
	Amended Map Checking Fee											
7	Amended Parcel Map and Record of Survey Checking Fee (Includes 2 Checks)											
8	Amended Parcel Map and Record of Survey Checking Fee (3rd and Subsequent Reviews)											
9	Amended Final Map Checking Fee (Includes 2 checks)											
10	Amended Final Map Checking Fee (3rd and Subsequent Reviews)											
	Certificate of Correction											
11	Processing Certificate of Correction (For Final / Parcel Maps) (Includes 2 Checks)											
12	Processing Certificate of Correction (3rd and Subsequent Reviews)											
	Assessment District Reapportionment Fee - Assemblage / Parcel Split											
13	Assessment District Reapportionment Fee - Assemblage / Parcel Split - First 2 parcels					2.00			28.00			30.00
14	Assessment District Reapportionment Fee - Assemblage / Parcel Split - Each Subsequent Parcel					1.50			6.00			7.50
	Certificate of Compliance											
15	Processing Certificate of Compliance (Includes 2 Checks)											
16	Processing Certificate of Compliance (3rd and Subsequent Reviews)											

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

		Estimated Cost of Labor										
		$303	$295	$437	$279	$396	$343	$275	$336	$245	$321	
	Fee Description	Assoc. Eng. (Civil)	Assist. Eng. (Civil)	Asst Dir Of PW / City Eng	Chief Of Party	Principal Engineer	Principal Planner	Public Works Inspector	Senior Engineer (Civil)	Staff Aide	Traffic Engineer	Cost of Service
	Parcel Map and Record of Survey Checking Fee											
1	Parcel Map and Record of Survey Checking Fee (Includes 3 checks)											
2	Parcel Map and Record of Survey Checking Fee (4th and Subsequent Reviews)											
	Final Map Checking Fee											
3	Final Map Checking Fee - First 5 lots (Includes 3 checks)											
4	Final Map Checking Fee - First 5 lots (4th and Subsequent Reviews)											
5	Final Map Checking Fee - Each additional lot beyond 5 lots (Includes 3 checks)											
6	Final Map Checking Fee - Each additional lot beyond 5 lots (4th and Subsequent Reviews)											
	Amended Map Checking Fee											
7	Amended Parcel Map and Record of Survey Checking Fee (Includes 2 Checks)											
8	Amended Parcel Map and Record of Survey Checking Fee (3rd and Subsequent Reviews)											
9	Amended Final Map Checking Fee (Includes 2 checks)											
10	Amended Final Map Checking Fee (3rd and Subsequent Reviews)											
	Certificate of Correction											
11	Processing Certificate of Correction (For Final / Parcel Maps) (Includes 2 Checks)											
12	Processing Certificate of Correction (3rd and Subsequent Reviews)											
	Assessment District Reapportionment Fee - Assemblage / Parcel Split											
13	Assessment District Reapportionment Fee - Assemblage / Parcel Split - First 2 parcels					$792			$9,408			$10,200
14	Assessment District Reapportionment Fee - Assemblage / Parcel Split - Each Subsequent Parcel					$594			$2,016			$2,610
	Certificate of Compliance											
15	Processing Certificate of Compliance (Includes 2 Checks)											
16	Processing Certificate of Compliance (3rd and Subsequent Reviews)											

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Cost Recovery Information					
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
	Parcel Map and Record of Survey Checking Fee						
1	Parcel Map and Record of Survey Checking Fee (Includes 3 checks)	$8,653	100%	$8,653	100%	per map	[a]
2	Parcel Map and Record of Survey Checking Fee (4th and Subsequent Reviews)	$1,521	100%	$1,521	100%	per map	[a]
	Final Map Checking Fee						
3	Final Map Checking Fee - First 5 lots (Includes 3 checks)	$11,012	100%	$11,012	100%	per map	[a]
4	Final Map Checking Fee - First 5 lots (4th and Subsequent Reviews)	$1,521	100%	$1,521	100%	per map	[a]
5	Final Map Checking Fee - Each additional lot beyond 5 lots (Includes 3 checks)	$500	100%	$500	100%	per lot	[a]
6	Final Map Checking Fee - Each additional lot beyond 5 lots (4th and Subsequent Reviews)	$500	100%	$500	100%	per lot	[a]
	Amended Map Checking Fee						
7	Amended Parcel Map and Record of Survey Checking Fee (Includes 2 Checks)	$3,613	100%	$3,613	100%	per map	[a]
8	Amended Parcel Map and Record of Survey Checking Fee (3rd and Subsequent Reviews)	$1,118	100%	$1,118	100%	per map	[a]
9	Amended Final Map Checking Fee (Includes 2 checks)	$3,613	100%	$3,613	100%	per map	[a]
10	Amended Final Map Checking Fee (3rd and Subsequent Reviews)	$1,118	100%	$1,118	100%	per map	[a]
	Certificate of Correction						
11	Processing Certificate of Correction (For Final / Parcel Maps) (Includes 2 Checks)	$4,043	100%	$4,043	100%	per certificate	[a]
12	Processing Certificate of Correction (3rd and Subsequent Reviews)	$1,315	100%	$1,315	100%	per certificate	[a]
	Assessment District Reapportionment Fee - Assemblage / Parcel Split						
13	Assessment District Reapportionment Fee - Assemblage / Parcel Split - First 2 parcels	$9,828	96%	$10,200	100%		
14	Assessment District Reapportionment Fee - Assemblage / Parcel Split - Each Subsequent Parcel	$2,511	96%	$2,610	100%		
	Certificate of Compliance						
15	Processing Certificate of Compliance (Includes 2 Checks)	$1,835	100%	$1,835	100%	per certificate	[a]
16	Processing Certificate of Compliance (3rd and Subsequent Reviews)	$1,040	100%	$1,040	100%	per certificate	[a]

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Service Time										
		Assoc. Eng. (Civil)	Assist. Eng. (Civil)	Asst Dir Of PW / City Eng	Chief Of Party	Principal Engineer	Principal Planner	Public Works Inspector	Senior Engineer (Civil)	Staff Aide	Traffic Engineer	Total
	Lot Line Adjustment Processing											
17	Lot Line Adjustment Processing (includes 3 checks)											
18	Lot Line Adjustment Processing - 4th and subsequent reviews											
	Security Deposit for Survey											
19	Security Deposit for Survey - Property Monument (per monument)											
20	Security Deposit for Survey - Property Monument (minimum per map)											
21	Security Deposit for Survey City Standard Street Monuments (per monument)											
22	Security Deposit for Survey City Standard Street Monuments (minimum per map)											
	Encroachment Permit											
	Encroachment Permit Processing											
23	Processing Fee for Project up to $25k	1.50										1.50
24	Processing Fee for Project over $25k	3.00										3.00
25	Permit Extension Fee	1.00						0.75				1.75
	Encroachment Permit Plan Check											
25	Plan Check For Projects up to $25k (per set, includes 3 checks)	2.00	0.50						0.25			2.75
26	Plan Check For Projects between $25k and $35k (per set, includes 3 checks)	4.00	1.00						0.50			5.50
27	Plan Check For Projects over $35k (per sheet, includes 3 checks)	3.00		0.25		1.00			1.50		0.25	6.00
28	Plan Check For Project up to $25k - 4th and subsequent review (per set, per review)	0.25	0.17						0.17			0.58
29	Plan Check For Projects between $25k and $35k - 4th and subsequent review (per set, per review)	0.25	0.17						0.17			0.58
30	Plan Check For Projects over $35k - 4th and subsequent review (per sheet, per review)	0.50				0.25			0.17		0.08	1.00
31	Plan Check For Projects over $35k - for revisions after EP issuance (per sheet)	0.75				0.25			0.50		0.17	1.67

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

		Estimated Cost of Labor										
		$303	$295	$437	$279	$396	$343	$275	$336	$245	$321	
	Fee Description	Assoc. Eng. (Civil)	Assist. Eng. (Civil)	Asst Dir Of PW / City Eng	Chief Of Party	Principal Engineer	Principal Planner	Public Works Inspector	Senior Engineer (Civil)	Staff Aide	Traffic Engineer	Cost of Service
	Lot Line Adjustment Processing											
17	Lot Line Adjustment Processing (includes 3 checks)											
18	Lot Line Adjustment Processing - 4th and subsequent reviews											
	Security Deposit for Survey											
19	Security Deposit for Survey - Property Monument (per monument)											
20	Security Deposit for Survey - Property Monument (minimum per map)											
21	Security Deposit for Survey City Standard Street Monuments (per monument)											
22	Security Deposit for Survey City Standard Street Monuments (minimum per map)											
	Encroachment Permit											
	Encroachment Permit Processing											
23	Processing Fee for Project up to $25k	$455										$455
24	Processing Fee for Project over $25k	$909										$909
25	Permit Extension Fee	$303						$206				$509
	Encroachment Permit Plan Check											
25	Plan Check For Projects up to $25k (per set, includes 3 checks)	$606	$148						$84			$838
26	Plan Check For Projects between $25k and $35k (per set, includes 3 checks)	$1,212	$295						$168			$1,675
27	Plan Check For Projects over $35k (per sheet, includes 3 checks)	$909		$109		$396			$504		$80	$1,999
28	Plan Check For Project up to $25k - 4th and subsequent review (per set, per review)	$76	$49						$56			$181
29	Plan Check For Projects between $25k and $35k - 4th and subsequent review (per set, per review)	$76	$49						$56			$181
30	Plan Check For Projects over $35k - 4th and subsequent review (per sheet, per review)	$152				$99			$56		$27	$333
31	Plan Check For Projects over $35k - for revisions after EP issuance (per sheet)	$227				$99			$168		$54	$548

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Cost Recovery Information					
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
	Lot Line Adjustment Processing						
17	Lot Line Adjustment Processing (includes 3 checks)	$7,876	100%	$7,876	100%	per application	[a]
18	Lot Line Adjustment Processing - 4th and subsequent reviews	$1,315	100%	$1,315	100%	per application	[a]
	Security Deposit for Survey						
19	Security Deposit for Survey - Property Monument (per monument)	$1,915		$1,904		per monument	
20	Security Deposit for Survey - Property Monument (minimum per map)	$3,831		$3,808		deposit	
21	Security Deposit for Survey City Standard Street Monuments (per monument)	$2,554		$2,539		per monument	
22	Security Deposit for Survey City Standard Street Monuments (minimum per map)	$3,831		$3,808		deposit	
	Encroachment Permit						
	Encroachment Permit Processing						
23	Processing Fee for Project up to $25k	$435	96%	$454	100%	per permit	
24	Processing Fee for Project over $25k	$872	96%	$909	100%	per permit	
25	Permit Extension Fee	$482	95%	$509	100%	per permit	
	Encroachment Permit Plan Check						
25	Plan Check For Projects up to $25k (per set, includes 3 checks)	$803	96%	$837	100%		
26	Plan Check For Projects between $25k and $35k (per set, includes 3 checks)	$1,607	varies	$1,675	100%		
27	Plan Check For Projects over $35k (per sheet, includes 3 checks)	$1,918	96%	$1,998	100%		
28	Plan Check For Project up to $25k - 4th and subsequent review (per set, per review)	$172	95%	$180	99%		
29	Plan Check For Projects between $25k and $35k - 4th and subsequent review (per set, per review)	$172	varies	$180	99%		
30	Plan Check For Projects over $35k - 4th and subsequent review (per sheet, per review)	$319	96%	$333	100%		
31	Plan Check For Projects over $35k - for revisions after EP issuance (per sheet)	$525	96%	$547	100%		

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Service Time										
		Assoc. Eng. (Civil)	Assist. Eng. (Civil)	Asst Dir Of PW / City Eng	Chief Of Party	Principal Engineer	Principal Planner	Public Works Inspector	Senior Engineer (Civil)	Staff Aide	Traffic Engineer	Total
	Encroachment Permit Inspections											
32	Engineering Inspections:											
	a) $0-$15K							2.00				2.00
	b) $15,001-$25K (Base)											
	i) Base fee for the first $15,000							2.50				2.50
	ii) Additional Fee for Cost Between $15,001 and $25,000											
	c) $25,001-$35K (Base)											
	i) Base fee for the first $25,000							3.50	0.50			4.00
	ii) Additional Fee for Cost Between $25,001 and $35,000											
	d) $35,001-$50K (Base)											
	i) Base fee for the first $35,000							5.00	1.00			6.00
	ii) Additional Fee for Cost Between $35,001 and $50,000											
	e) $50,001-$100K (Base)											
	i) Base fee for the first $50,000							18.00	2.00			20.00
	ii) Additional Fee for Cost Between $50,001 and $100,000											
	f) $101K-$200K (Base)											
	i) Base fee for the first $100,000							25.20	2.80			28.00
	ii) Additional Fee for Cost Between $100,001 and $200,000											
	g) $201K-$500K (Base)											
	i) Base fee for the first $200,000							46.80	5.20			52.00
	ii) Additional Fee for Cost Between $200,001 and $500,000											
	h) $501K-$1M (Base)											
	i) Base fee for the first $500,000							106.20	11.80			118.00
	ii) Additional Fee for Cost Between $500,001 and $1,000,000											
	i) $1M (Base)											
	i) Base fee for the first $1,000,000							199.80	22.20			222.00
	ii) Fee for additional $500K or fraction thereof							50.40	5.60			56.00

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

		Estimated Cost of Labor										
		$303	$295	$437	$279	$396	$343	$275	$336	$245	$321	
	Fee Description	Assoc. Eng. (Civil)	Assist. Eng. (Civil)	Asst Dir Of PW / City Eng	Chief Of Party	Principal Engineer	Principal Planner	Public Works Inspector	Senior Engineer (Civil)	Staff Aide	Traffic Engineer	Cost of Service
	Encroachment Permit Inspections											
32	Engineering Inspections:											
	a) $0-$15K							$550				$550
	b) $15,001-$25K (Base)											
	i) Base fee for the first $15,000							$688				$688
	ii) Additional Fee for Cost Between $15,001 and $25,000											4.430%
	c) $25,001-$35K (Base)											
	i) Base fee for the first $25,000							$963	$168			$1,131
	ii) Additional Fee for Cost Between $25,001 and $35,000											5.805%
	d) $35,001-$50K (Base)											
	i) Base fee for the first $35,000							$1,375	$336			$1,711
	ii) Additional Fee for Cost Between $35,001 and $50,000											26.073%
	e) $50,001-$100K (Base)											
	i) Base fee for the first $50,000							$4,950	$672			$5,622
	ii) Additional Fee for Cost Between $50,001 and $100,000											4.498%
	f) $101K-$200K (Base)											
	i) Base fee for the first $100,000							$6,930	$941			$7,871
	ii) Additional Fee for Cost Between $100,001 and $200,000											6.746%
	g) $201K-$500K (Base)											
	i) Base fee for the first $200,000							$12,870	$1,747			$14,617
	ii) Additional Fee for Cost Between $200,001 and $500,000											6.184%
	h) $501K-$1M (Base)											
	i) Base fee for the first $500,000							$29,205	$3,965			$33,170
	ii) Additional Fee for Cost Between $500,001 and $1,000,000											5.847%
	i) $1M (Base)											
	i) Base fee for the first $1,000,000							$54,945	$7,459			$62,404
	ii) Fee for additional $500K or fraction thereof							$13,860	$1,882			$15,742

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Cost Recovery Information					
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
	Encroachment Permit Inspections						
32	Engineering Inspections:						
	a) $0-$15K	$511	93%	$550	100%		
	b) $15,001-$25K (Base)						
	i) Base fee for the first $15,000	$639	93%	$688	100%		
	ii) Additional Fee for Cost Between $15,001 and $25,000	4.040%	91%	4.430%			
	c) $25,001-$35K (Base)						
	i) Base fee for the first $25,000	$1,056	93%	$1,130.50	100%		
	ii) Additional Fee for Cost Between $25,001 and $35,000	5.270%	91%	5.805%			
	d) $35,001-$50K (Base)						
	i) Base fee for the first $35,000	$1,602	94%	$1,711.00	100%		
	ii) Additional Fee for Cost Between $35,001 and $50,000	23.490%	90%	26.073%			
	e) $50,001-$100K (Base)						
	i) Base fee for the first $50,000	$5,249	93%	$5,622.00	100%		
	ii) Additional Fee for Cost Between $50,001 and $100,000	4.060%	90%	4.498%			
	f) $101K-$200K (Base)						
	i) Base fee for the first $100,000	$7,349	93%	$7,870.80	100%		
	ii) Additional Fee for Cost Between $100,001 and $200,000	6.090%	90%	6.746%			
	g) $201K-$500K (Base)						
	i) Base fee for the first $200,000	$13,648	93%	$14,617.20	100%		
	ii) Additional Fee for Cost Between $200,001 and $500,000	5.580%	90%	6.184%			
	h) $501K-$1M (Base)						
	i) Base fee for the first $500,000	$30,972	93%	$33,169.80	100%		
	ii) Additional Fee for Cost Between $500,001 and $1,000,000	5.270%	90%	5.847%			
	i) $1M (Base)						
	i) Base fee for the first $1,000,000	$58,269	93%	$62,404.20	100%		
	ii) Fee for additional $500K or fraction thereof	$14,698	93%	$15,741.60	100%		

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Service Time										
		Assoc. Eng. (Civil)	Assist. Eng. (Civil)	Asst Dir Of PW / City Eng	Chief Of Party	Principal Engineer	Principal Planner	Public Works Inspector	Senior Engineer (Civil)	Staff Aide	Traffic Engineer	Total
	Encroachment Permit - Slurry Seal											
33	Slurry Seal Fee											
34	Slurry Seal Fee - Minimum											
	Encroachment Permit - Field Marking - Storm Drain											
35	Field Marking Storm Drain (Up to 50 ft. of excavation)							0.75				0.75
36	Field Marking Storm Drain (each additional 50 sqft or fraction thereof)							0.50				0.50
	Encroachment Permit - Field Marking - Traffic Signal											
37	Field Marking - Traffic Signal (Up to 50 ft. of excavation)											
38	Field Marking - Traffic Signal (each additional 50 ft or fraction thereof)											
	Copies (Design Criteria, Standard Details, Specifications, Code, Ordinances)											
39	Copies - per page for public											
40	Copies - per page for employees											
	Black Line Print of Plans on File											
41	Black Line Print of Plans on File											

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

		Estimated Cost of Labor										
		$303	$295	$437	$279	$396	$343	$275	$336	$245	$321	
	Fee Description	Assoc. Eng. (Civil)	Assist. Eng. (Civil)	Asst Dir Of PW / City Eng	Chief Of Party	Principal Engineer	Principal Planner	Public Works Inspector	Senior Engineer (Civil)	Staff Aide	Traffic Engineer	Cost of Service
	Encroachment Permit - Slurry Seal											
33	Slurry Seal Fee											
34	Slurry Seal Fee - Minimum											
	Encroachment Permit - Field Marking - Storm Drain											
35	Field Marking Storm Drain (Up to 50 ft. of excavation)							$206				$206
36	Field Marking Storm Drain (each additional 50 sqft or fraction thereof)							$138				$138
	Encroachment Permit - Field Marking - Traffic Signal											
37	Field Marking - Traffic Signal (Up to 50 ft. of excavation)							$159				$159
38	Field Marking - Traffic Signal (each additional 50 ft or fraction thereof)							$106				$106
	Copies (Design Criteria, Standard Details, Specifications, Code, Ordinances)											
39	Copies - per page for public											
40	Copies - per page for employees											
	Black Line Print of Plans on File											
41	Black Line Print of Plans on File											

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Cost Recovery Information					
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
	Encroachment Permit - Slurry Seal						
33	Slurry Seal Fee	$2.50		$2.49		per square foot	
34	Slurry Seal Fee - Minimum	$114.66		$113.96		minimum	
	Encroachment Permit - Field Marking - Storm Drain						
35	Field Marking Storm Drain (Up to 50 ft. of excavation)	$191	93%	$206	100%		
36	Field Marking Storm Drain (each additional 50 sqft or fraction thereof)	$127	92%	$137	100%		
	Encroachment Permit - Field Marking - Traffic Signal						
37	Field Marking - Traffic Signal (Up to 50 ft. of excavation)	$155	97%	$159	100%		[b]
38	Field Marking - Traffic Signal (each additional 50 ft or fraction thereof)	$103	97%	$106	100%		[b]
	Copies (Design Criteria, Standard Details, Specifications, Code, Ordinances)						
39	Copies - per page for public	$0.20		$0.20			
40	Copies - per page for employees	$0.05		$0.05			
	Black Line Print of Plans on File						
41	Black Line Print of Plans on File	Actual Cost	100%	Actual Cost	100%		

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

		Service Time										
	Fee Description	Assoc. Eng. (Civil)	Assist. Eng. (Civil)	Asst Dir Of PW / City Eng	Chief Of Party	Principal Engineer	Principal Planner	Public Works Inspector	Senior Engineer (Civil)	Staff Aide	Traffic Engineer	Total
	Record Drawings Archiving Fee											
42	Record Drawings Archiving Fee (per sheet)	0.17						0.17				0.33
	Watershed Map											
43	Watershed Map											
	Encroachment Agreement Application											
44	Encroachment Agreement Application - Into Easements			0.50		0.75			1.00	20.50		22.75
45	Encroachment Agreement Application - Into Rights-of-way			0.75		1.00			1.25	21.50		24.50
	Agreements, Grant Deeds, and Easement Dedications											
46	Preparation of Agreement/Easement/Grant Deed (Includes 2 checks)											
47	Preparation of Agreement/Easement/Grant Deed - 3rd and subsequent reviews											
48	3rd Party Review - Preparation of Agreement/Easement/Grant Deed (includes 2 checks)											
49	3rd Party Review - Preparation of Agreement/Easement/Grant Deed - 3rd and subsequent reviews											
	Combination Agreement/Grant Deed for the Same Lot											
50	Combination Agreement / Grant Deed for the same lot (includes 2 checks)											
51	Combination Agreement / Grant Deed for the same lot - 3rd and subsequent review											
	Document Recordation Fee											
52	Document Recordation Fee											
	Review of Agreements & Easements											
53	Review of Agreements & Easements			0.50		1.00			1.50	17.00		20.00
54	Review of Minor Agreements & Easements					0.50			1.00	11.00		12.50
	Right of Entry & Permit to Enter Agreements onto City Property											
55	Review of of Right of Entry Agreement onto City Property	17.00		0.50		1.00			1.50			20.00
56	Review of Permit to Enter Agreements onto City Property	17.00		0.50		1.00			1.50			20.00

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

		Estimated Cost of Labor										
		$303	$295	$437	$279	$396	$343	$275	$336	$245	$321	
	Fee Description	Assoc. Eng. (Civil)	Assist. Eng. (Civil)	Asst Dir Of PW / City Eng	Chief Of Party	Principal Engineer	Principal Planner	Public Works Inspector	Senior Engineer (Civil)	Staff Aide	Traffic Engineer	Cost of Service
	Record Drawings Archiving Fee											
42	Record Drawings Archiving Fee (per sheet)	$51						$46				$96
	Watershed Map											
43	Watershed Map											
	Encroachment Agreement Application											
44	Encroachment Agreement Application - Into Easements			$219		$297			$336	$5,023		$5,874
45	Encroachment Agreement Application - Into Rights-of-way			$328		$396			$420	$5,268		$6,411
	Agreements, Grant Deeds, and Easement Dedications											
46	Preparation of Agreement/Easement/Grant Deed (Includes 2 checks)											
47	Preparation of Agreement/Easement/Grant Deed - 3rd and subsequent reviews											
48	3rd Party Review - Preparation of Agreement/Easement/Grant Deed (includes 2 checks)											
49	3rd Party Review - Preparation of Agreement/Easement/Grant Deed - 3rd and subsequent reviews											
	Combination Agreement/Grant Deed for the Same Lot											
50	Combination Agreement / Grant Deed for the same lot (includes 2 checks)											
51	Combination Agreement / Grant Deed for the same lot - 3rd and subsequent review											
	Document Recordation Fee											
52	Document Recordation Fee											
	Review of Agreements & Easements											
53	Review of Agreements & Easements			$219		$396			$504	$4,165		$5,284
54	Review of Minor Agreements & Easements					$198			$336	$2,695		$3,229
	Right of Entry & Permit to Enter Agreements onto City Property											
55	Review of of Right of Entry Agreement onto City Property	$5,151		$219		$396			$504			$6,270
56	Review of Permit to Enter Agreements onto City Property	$5,151		$219		$396			$504			$6,270

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Cost Recovery Information					
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
	Record Drawings Archiving Fee						
42	Record Drawings Archiving Fee (per sheet)	$91	94%	$96	100%	per sheet	
	Watershed Map						
43	Watershed Map	Actual Cost	100%	Actual Cost	100%		
	Encroachment Agreement Application						
44	Encroachment Agreement Application - Into Easements	$5,718	97%	$5,874	100%	per application	
45	Encroachment Agreement Application - Into Rights-of-way	$6,237	97%	$6,411	100%	per application	
	Agreements, Grant Deeds, and Easement Dedications						
46	Preparation of Agreement/Easement/Grant Deed (Includes 2 checks)	$5,864	100%	$5,864	100%	per document	[a]
47	Preparation of Agreement/Easement/Grant Deed - 3rd and subsequent reviews	$1,315	100%	$1,315	100%	per document	[a]
48	3rd Party Review - Preparation of Agreement/Easement/Grant Deed (includes 2 checks)	$4,607	100%	$4,607	100%	per document	[a]
49	3rd Party Review - Preparation of Agreement/Easement/Grant Deed - 3rd and subsequent reviews	$1,315	100%	$1,315	100%	per document	[a]
	Combination Agreement/Grant Deed for the Same Lot						
50	Combination Agreement / Grant Deed for the same lot (includes 2 checks)	$7,742	100%	$7,742	100%	both documents	[a]
51	Combination Agreement / Grant Deed for the same lot - 3rd and subsequent review	$1,315	100%	$1,315	100%	both documents	[a]
	Document Recordation Fee						
52	Document Recordation Fee	Actual Cost	100%	Actual Cost	100%		
	Review of Agreements & Easements						
53	Review of Agreements & Easements	$5,138	97%	$5,283	100%	per document	
54	Review of Minor Agreements & Easements	$3,143	97%	$3,229	100%	per document	
	Right of Entry & Permit to Enter Agreements onto City Property						
55	Review of of Right of Entry Agreement onto City Property	$6,018		$6,269	100%	per agreement	
56	Review of Permit to Enter Agreements onto City Property	$6,018		$6,269	100%	per agreement	

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

		Service Time										
	Fee Description	Assoc. Eng. (Civil)	Assist. Eng. (Civil)	Asst Dir Of PW / City Eng	Chief Of Party	Principal Engineer	Principal Planner	Public Works Inspector	Senior Engineer (Civil)	Staff Aide	Traffic Engineer	Total
	Outside 3rd Party Review or Inspection											
57	Outside 3rd Party Review or Inspection of Items within public ROW or City Easements											
58	Outside 3rd Party Review for Survey or Mapping											
	Overtime Plan Check, Mapping Review, etc.											
59	Overtime Plan Check, Mapping Review, etc.											
	Storm Drain Outlet Charge											
60	Storm Drain Outlet Charge											
61	Institutional (allowed under certain conditions)											
	Sanitary Sewer Outlet Charge											
62	Residential-Single Family (choose the greatest and add Conveyance Fee)											
	a) Per Unit											
	b) Per Lot											
	c) Per Acre											
63	Trailer Parks & Mobile Homes (choose the greatest and add Conveyance Fee)											
	a) Per Lot											
	b) Per Acre											
64	Condo & Planned Unit Development (choose the greatest and add Conveyance Fee)											
	a) Per Unit											
	b) Per Acre											
65	Commercial & Industrial (choose the greatest and add Conveyance Fee)											
	a) Per Lot											
	b) Per Acre											
	Sanitary Sewer Outlet Charge - Conveyance Fee											
66	Sanitary Sewer Outlet Charge - Conveyance Fee											
	a) Residential											
	b) Residential Accessory Dwelling Unit (750 SF and larger)											
	c) Non-residential											

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

		Estimated Cost of Labor										
		$303	$295	$437	$279	$396	$343	$275	$336	$245	$321	
	Fee Description	Assoc. Eng. (Civil)	Assist. Eng. (Civil)	Asst Dir Of PW / City Eng	Chief Of Party	Principal Engineer	Principal Planner	Public Works Inspector	Senior Engineer (Civil)	Staff Aide	Traffic Engineer	Cost of Service
	Outside 3rd Party Review or Inspection											
57	Outside 3rd Party Review or Inspection of Items within public ROW or City Easements											
58	Outside 3rd Party Review for Survey or Mapping											
	Overtime Plan Check, Mapping Review, etc.											
59	Overtime Plan Check, Mapping Review, etc.											
	Storm Drain Outlet Charge											
60	Storm Drain Outlet Charge											
61	Institutional (allowed under certain conditions)											
	Sanitary Sewer Outlet Charge											
62	Residential-Single Family (choose the greatest and add Conveyance Fee)											
	a) Per Unit											
	b) Per Lot											
	c) Per Acre											
63	Trailer Parks & Mobile Homes (choose the greatest and add Conveyance Fee)											
	a) Per Lot											
	b) Per Acre											
64	Condo & Planned Unit Development (choose the greatest and add Conveyance Fee)											
	a) Per Unit											
	b) Per Acre											
65	Commercial & Industrial (choose the greatest and add Conveyance Fee)											
	a) Per Lot											
	b) Per Acre											
	Sanitary Sewer Outlet Charge - Conveyance Fee											
66	Sanitary Sewer Outlet Charge - Conveyance Fee											
	a) Residential											
	b) Residential Accessory Dwelling Unit (750 SF and larger)											
	c) Non-residential											

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Cost Recovery Information					
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
	Outside 3rd Party Review or Inspection						
57	Outside 3rd Party Review or Inspection of Items within public ROW or City Easements	Actual Cost with Initial Deposit		Actual Cost with Initial Deposit			
58	Outside 3rd Party Review for Survey or Mapping	Actual Cost with Initial Deposit		Actual Cost with Initial Deposit			
	Overtime Plan Check, Mapping Review, etc.						
59	Overtime Plan Check, Mapping Review, etc.	Actual Cost with Initial Deposit		Actual Cost with Initial Deposit			
	Storm Drain Outlet Charge						
60	Storm Drain Outlet Charge	$8,875.00		$8,820.87		per acre	
61	Institutional (allowed under certain conditions)	$2,940.87		$2,922.93		per acre	
	Sanitary Sewer Outlet Charge						
62	Residential-Single Family (choose the greatest and add Conveyance Fee)						
	a) Per Unit	$521.22		$518.04		per unit	
	b) Per Lot	$1,959.73		$1,947.78		per lot	
	c) Per Acre	$8,875.00		$8,820.87		per acre	
63	Trailer Parks & Mobile Homes (choose the greatest and add Conveyance Fee)						
	a) Per Lot	$732.67		$728.20		per lot	
	b) Per Acre	$8,875.00		$8,820.87		per acre	
64	Condo & Planned Unit Development (choose the greatest and add Conveyance Fee)						
	a) Per Unit	$521.22		$518.04		per unit	
	b) Per Acre	$8,875.00		$8,820.87		per acre	
65	Commercial & Industrial (choose the greatest and add Conveyance Fee)						
	a) Per Lot	$1,959.73		$1,947.78		per lot	
	b) Per Acre	$8,875.00		$8,820.87		per acre	
	Sanitary Sewer Outlet Charge - Conveyance Fee						
66	Sanitary Sewer Outlet Charge - Conveyance Fee						
	a) Residential	$1.14		$1.14		per square foot	
	b) Residential Accessory Dwelling Unit (750 SF and larger)	$1.14		$1.14		per square foot	
	c) Non-residential	$6.34		$6.34		per gallon per day	

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

		Service Time										
	Fee Description	Assoc. Eng. (Civil)	Assist. Eng. (Civil)	Asst Dir Of PW / City Eng	Chief Of Party	Principal Engineer	Principal Planner	Public Works Inspector	Senior Engineer (Civil)	Staff Aide	Traffic Engineer	Total
	Sanitary Sewer Capacity Model Run Fee											
67	Sanitary Sewer Capacity Model Run Fee - Initial run											
68	Sanitary Sewer Capacity Model Run Fee - Subsequent model run											
	Existing Improvements											
69	Existing Improvements											
	a) Street Improvements											
	i) Residential											
	ii) Commercial											
	iii) Industrial											
	b) Street Curbing											
	c) Sidewalk Improvements											
	d) Street Name Signs											
	e) Sanitary Sewers											
	f) Stom Drains											
	g) Right-of-way and/or Easements											
	Recreation Tax (Bedroom) - New Construction-Permit											
70	Recreation Tax (Bedroom) - New Construction-Permit											
	a) First Bedroom											
	b) Each Additional											
	Recreation Tax (Bedroom) - Additions											
71	Recreation Tax (Bedroom) - Additions											
	a) Each Additional											
	Traffic Impact Fee pre 10/22/18											
72	Traffic Impact Fee pre 10/22/18											
	a) Office/R & D											
	b) Industrial											
	c) Warehousing, Utilities Communications											
	d) Hotel-Motel											

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

		Estimated Cost of Labor										
		$303	$295	$437	$279	$396	$343	$275	$336	$245	$321	
	Fee Description	Assoc. Eng. (Civil)	Assist. Eng. (Civil)	Asst Dir Of PW / City Eng	Chief Of Party	Principal Engineer	Principal Planner	Public Works Inspector	Senior Engineer (Civil)	Staff Aide	Traffic Engineer	Cost of Service
	Sanitary Sewer Capacity Model Run Fee											
67	Sanitary Sewer Capacity Model Run Fee - Initial run											
68	Sanitary Sewer Capacity Model Run Fee - Subsequent model run											
	Existing Improvements											
69	Existing Improvements											
	a) Street Improvements											
	i) Residential											
	ii) Commercial											
	iii) Industrial											
	b) Street Curbing											
	c) Sidewalk Improvements											
	d) Street Name Signs											
	e) Sanitary Sewers											
	f) Stom Drains											
	g) Right-of-way and/or Easements											
	Recreation Tax (Bedroom) - New Construction-Permit											
70	Recreation Tax (Bedroom) - New Construction-Permit											
	a) First Bedroom											
	b) Each Additional											
	Recreation Tax (Bedroom) - Additions											
71	Recreation Tax (Bedroom) - Additions											
	a) Each Additional											
	Traffic Impact Fee pre 10/22/18											
72	Traffic Impact Fee pre 10/22/18											
	a) Office/R & D											
	b) Industrial											
	c) Warehousing, Utilities Communications											
	d) Hotel-Motel											

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Cost Recovery Information					
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
	Sanitary Sewer Capacity Model Run Fee						
67	Sanitary Sewer Capacity Model Run Fee - Initial run	$9,862	100%	$9,862	100%		
68	Sanitary Sewer Capacity Model Run Fee - Subsequent model run	time & materials	100%	time & materials	100%		
	Existing Improvements						
69	Existing Improvements						
	a) Street Improvements						
	i) Residential	$124.68		$123.92		per front foot	
	ii) Commercial	$264.45		$262.84		per front foot	
	iii) Industrial	$190.35		$189.19		per front foot	
	b) Street Curbing	$45.48		$45.21		per front foot	
	c) Sidewalk Improvements	$18.15		$18.03		per square foot	
	d) Street Name Signs	$0.32		$0.32		per front foot	
	e) Sanitary Sewers	$45.34		$45.07		per front foot	
	f) Stom Drains	$45.34		$45.07		per front foot	
	g) Right-of-way and/or Easements	use original cost per square foot		use original cost per square foot			
	Recreation Tax (Bedroom) - New Construction-Permit						
70	Recreation Tax (Bedroom) - New Construction-Permit						
	a) First Bedroom	$15.00		$15.00			
	b) Each Additional	$5.00		$5.00		per bedroom	
	Recreation Tax (Bedroom) - Additions						
71	Recreation Tax (Bedroom) - Additions						
	a) Each Additional	$5.00		$5.00		per bedroom	
	Traffic Impact Fee pre 10/22/18						
72	Traffic Impact Fee pre 10/22/18						
	a) Office/R & D	$1.27		$1.26			
	b) Industrial	$0.86		$0.85			
	c) Warehousing, Utilities Communications	$0.25		$0.25			
	d) Hotel-Motel	$514.84		$511.70		per room	

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Service Time										
		Assoc. Eng. (Civil)	Assist. Eng. (Civil)	Asst Dir Of PW / City Eng	Chief Of Party	Principal Engineer	Principal Planner	Public Works Inspector	Senior Engineer (Civil)	Staff Aide	Traffic Engineer	Total
	Traffic Impact Fee											
73	Traffic Impact Fee											
	a) Office/R & D											
	b) Industrial											
	c) Warehousing, Utilities Communications											
	d) Retail											
	e) Hotel-Motel											
	f) Multi-Family Residential											
	g) Single-Family Residential											
	Tasman East Specific Plan Area Impact Fee											
74	Multi-Family Residential											
	Patrick Henry Drive Specific Plan Infrastructure Impact Fee											
75	Multi-Family Residential											
76	Office											
	Oversize, Overweight Vehicle Fee											
77	Oversize, Overweight Vehicle Fee - Single	0.50										0.50
78	Oversize, Overweight Vehicle Fee - Annual	0.50										0.50
	Traffic Flow Map											
79	Traffic Flow Map - Mailed	0.17										0.17
80	Traffic Flow Map - Not Mailed	0.08										0.08

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

		Estimated Cost of Labor									
		$303	$295	$437	$279	$396	$343	$275	$336	$245	$321	
	Fee Description	Assoc. Eng. (Civil)	Assist. Eng. (Civil)	Asst Dir Of PW / City Eng	Chief Of Party	Principal Engineer	Principal Planner	Public Works Inspector	Senior Engineer (Civil)	Staff Aide	Traffic Engineer	Cost of Service
	Traffic Impact Fee											
73	Traffic Impact Fee											
	a) Office/R & D											
	b) Industrial											
	c) Warehousing, Utilities Communications											
	d) Retail											
	e) Hotel-Motel											
	f) Multi-Family Residential											
	g) Single-Family Residential											
	Tasman East Specific Plan Area Impact Fee											
74	Multi-Family Residential											
	Patrick Henry Drive Specific Plan Infrastructure Impact Fee											
75	Multi-Family Residential											
76	Office											
	Oversize, Overweight Vehicle Fee											
77	Oversize, Overweight Vehicle Fee - Single	$152										$152
78	Oversize, Overweight Vehicle Fee - Annual	$152										$152
	Traffic Flow Map											
79	Traffic Flow Map - Mailed	$51										$51
80	Traffic Flow Map - Not Mailed	$25										$25

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Cost Recovery Information					
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
	Traffic Impact Fee						
73	Traffic Impact Fee						
	a) Office/R & D	$1.74		$1.73			
	b) Industrial	$0.96		$0.95			
	c) Warehousing, Utilities Communications	$0.28		$0.28			
	d) Retail	$5.79		$5.76			
	e) Hotel-Motel	$912.53		$906.97		per room	
	f) Multi-Family Residential	$669.18		$665.09		per dwelling unit	
	g) Single-Family Residential	$1,505.64		$1,496.46		per dwelling unit	
	Tasman East Specific Plan Area Impact Fee						
74	Multi-Family Residential	$8,135.35		$8,085.72		per dwelling unit	
	Patrick Henry Drive Specific Plan Infrastructure Impact Fee						
75	Multi-Family Residential	$10,418.08		$10,354.53		per dwelling unit	
76	Office	$22.73		$22.59		per square foot	
	Oversize, Overweight Vehicle Fee						
77	Oversize, Overweight Vehicle Fee - Single	$16	11%	$16	11%	per vehicle	
78	Oversize, Overweight Vehicle Fee - Annual	$90	59%	$90	59%	per vehicle	
	Traffic Flow Map						
79	Traffic Flow Map - Mailed	$47	93%	$50	99%	each	
80	Traffic Flow Map - Not Mailed	$23	91%	$25	99%	each	

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
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Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Service Time										
		Assoc. Eng. (Civil)	Assist. Eng. (Civil)	Asst Dir Of PW / City Eng	Chief Of Party	Principal Engineer	Principal Planner	Public Works Inspector	Senior Engineer (Civil)	Staff Aide	Traffic Engineer	Total
	Storage or Refuse Bins on City Street											
81	Storage or Refuse Bins on City Street	1.00										1.00
	Temporary Sanitary Sewer Discharge											
82	Temporary Sanitary Sewer Discharge	3.00							2.00			5.00
	Building Permit Site Clearance Fee											
83	Building Permit Site Clearance Fee											
	a) Minor	0.50										0.50
	b) Major	1.00										1.00
	Subdivision Committee Review											
84	Subdivision Committee Review - Tentative Map - 4 or fewer lots	3.00				1.00			1.50			5.50
85	Subdivision Committee Review - Tentative Map - 5 or more lots	4.00				2.00			2.00		0.50	8.50
86	Subdivision Committee Review - Lot line adjustment	1.50				0.50			0.50			2.50
	Project Clearance Committee Review											
87	Project Clearance Committee Review - Preliminary Application/Re-zoning/Architect	1.50				1.00			0.50			3.00
88	Project Clearance Committee Review - Use Permit / Variance	0.83				0.33			0.33			1.50
89	Project Clearance Committee Review - CEQA - Initial Study Review	4.00				1.00	0.50		3.00		1.00	9.50
90	Project Clearance Committee Review - CEQA - EIR Review					2.00	1.50		10.00		1.50	15.00
91	Project Clearance Committee Review - Traffic Study Report Review (without EIR)	1.50					2.00		5.00		1.00	9.50
	Cost Analysis for Development											
92	Cost Analysis for Development - CAD - Minor (ADU, SFH, and up to 4 residential units)	0.75				0.25			0.50			1.50
93	Cost Analysis for Development - CAD - Major	2.50				0.50			0.75			3.75
	Shared Mobility Permit and Impound Fees											
	Shared Mobility Permit and Impound Fees											
	1) Application Fee (per Operator)											
	2) Annual Fee (per Operator)											
	3) Per Device Fee (excluding the first 60 devices)											
	4) Per Additional Device Fee (for authorized increases to the original number of permitted devices)											
	5) Impound Fee (per device)											

[a] Assumes use of 3rd party.
[b] See Electric (SVP) cost of service.

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

		Estimated Cost of Labor										
		$303	$295	$437	$279	$396	$343	$275	$336	$245	$321	
	Fee Description	Assoc. Eng. (Civil)	Assist. Eng. (Civil)	Asst Dir Of PW / City Eng	Chief Of Party	Principal Engineer	Principal Planner	Public Works Inspector	Senior Engineer (Civil)	Staff Aide	Traffic Engineer	Cost of Service
	Storage or Refuse Bins on City Street											
81	Storage or Refuse Bins on City Street	$303										$303
	Temporary Sanitary Sewer Discharge											
82	Temporary Sanitary Sewer Discharge	$909							$672			$1,581
	Building Permit Site Clearance Fee											
83	Building Permit Site Clearance Fee											
	a) Minor	$152										$152
	b) Major	$303										$303
	Subdivision Committee Review											
84	Subdivision Committee Review - Tentative Map - 4 or fewer lots	$909				$396			$504			$1,809
85	Subdivision Committee Review - Tentative Map - 5 or more lots	$1,212				$792			$672		$161	$2,837
86	Subdivision Committee Review - Lot line adjustment	$455				$198			$168			$821
	Project Clearance Committee Review											
87	Project Clearance Committee Review - Preliminary Application/Re-zoning/Architect	$455				$396			$168			$1,019
88	Project Clearance Committee Review - Use Permit / Variance	$253				$132			$112			$497
89	Project Clearance Committee Review - CEQA - Initial Study Review	$1,212				$396	$172		$1,008		$321	$3,109
90	Project Clearance Committee Review - CEQA - EIR Review					$792	$515		$3,360		$482	$5,148
91	Project Clearance Committee Review - Traffic Study Report Review (without EIR)	$455					$686		$1,680		$321	$3,142
	Cost Analysis for Development											
92	Cost Analysis for Development - CAD - Minor (ADU, SFH, and up to 4 residential units)	$227				$99			$168			$494
93	Cost Analysis for Development - CAD - Major	$758				$198			$252			$1,208
	Shared Mobility Permit and Impound Fees											
	Shared Mobility Permit and Impound Fees											
	1) Application Fee (per Operator)											
	2) Annual Fee (per Operator)											
	3) Per Device Fee (excluding the first 60 devices)											
	4) Per Additional Device Fee (for authorized increases to the original number of permitted devices)											
	5) Impound Fee (per device)											

[a] Assumes use of 3rd party.
[b] See Electric (SVP) cost of service.

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Public Works / Engineering / LPD, Design, Traffic
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Cost Recovery Information					
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
	Storage or Refuse Bins on City Street						
81	Storage or Refuse Bins on City Street	$167	55%	$170	56%		
	Temporary Sanitary Sewer Discharge						
82	Temporary Sanitary Sewer Discharge	$1,520	96%	$1,581	100%		
	Building Permit Site Clearance Fee						
83	Building Permit Site Clearance Fee						
	a) Minor	$144	95%	$151	100%		
	b) Major	$289	95%	$303	100%		
	Subdivision Committee Review						
84	Subdivision Committee Review - Tentative Map - 4 or fewer lots	$1,736	96%	$1,809	100%		
85	Subdivision Committee Review - Tentative Map - 5 or more lots	$2,723	96%	$2,836	100%		
86	Subdivision Committee Review - Lot line adjustment	$787	96%	$820	100%		
	Project Clearance Committee Review						
87	Project Clearance Committee Review - Preliminary Application/Re-zoning/Architect	$977	96%	$1,018	100%		
88	Project Clearance Committee Review - Use Permit / Variance	$476	96%	$496	100%		
89	Project Clearance Committee Review - CEQA - Initial Study Review	$2,985	96%	$3,108	100%		
90	Project Clearance Committee Review - CEQA - EIR Review	$4,950	96%	$5,148	100%		
91	Project Clearance Committee Review - Traffic Study Report Review (without EIR)	$3,018	96%	$3,141	100%		
	Cost Analysis for Development						
92	Cost Analysis for Development - CAD - Minor (ADU, SFH, and up to 4 residential units)	$474	96%	$494	100%		
93	Cost Analysis for Development - CAD - Major	$1,159	96%	$1,207	100%		
	Shared Mobility Permit and Impound Fees						
	Shared Mobility Permit and Impound Fees						
	1) Application Fee (per Operator)	$3,893		$3,977			
	2) Annual Fee (per Operator)	$30,788		$31,459			
	3) Per Device Fee (excluding the first 60 devices)	$77		$78			
	4) Per Additional Device Fee (for authorized increases to the original number of permitted devices)	$38		$38			
	5) Impound Fee (per device)	$341		$348			

[a] Assumes use of 3rd party.
[b] See Electric (SVP) cost of service.

City of Santa Clara
The Center of What's Possible

Streets, Storm Drain, and Solid Waste Fees

City of Santa Clara
User and Regulatory Fee Study
Allocation of Annual Labor Effort - Streets / Storm Drain

Position [a]	FTE [a]	Total Hours Per FTE [b]	Less: Holiday & Leave [c]	Less: Breaks, Admin, Train [d]	Productive Hours Per FTE	Total Productive Hours	Indirect [d]	Direct [d]	Total	Total Indirect Hours	Total Direct Hours	Total Hours	Total Salary Top Step [e]	Annual Salary
Code Enforcement Officer	1.00	2,080	216	374	1,490	1,490	0%	100%	100%	-	1,490	1,490	$68	$141,462
Code Enforcement Technician	2.00	2,080	216	374	1,490	2,980	0%	100%	100%	-	2,980	2,980	$55	$226,762
Compliance Manager	0.85	2,080	216	374	1,490	1,267	35%	65%	100%	443	823	1,267	$92	$162,301
Deputy Public Works Director	0.95	2,080	216	374	1,490	1,416	90%	10%	100%	1,274	142	1,416	$114	$225,067
Director of Public Works	0.25	2,080	216	374	1,490	373	100%	0%	100%	373	-	373	$173	$89,969
Environmental Programs Manager	1.00	2,080	216	374	1,490	1,490	35%	65%	100%	522	969	1,490	$92	$190,942
Equipment Operator	2.00	2,080	216	374	1,490	2,980	0%	100%	100%	-	2,980	2,980	$59	$245,819
Office Specialist II	0.60	2,080	216	374	1,490	894	100%	0%	100%	894	-	894	$48	$60,311
Office Specialist III	1.00	2,080	216	374	1,490	1,490	100%	0%	100%	1,490	-	1,490	$53	$110,602
Public Works Supervisor	4.00	2,080	216	374	1,490	5,960	30%	70%	100%	1,788	4,172	5,960	$79	$654,362
Staff Aide I	0.90	2,080	216	374	1,490	1,341	0%	100%	100%	-	1,341	1,341	$56	$104,556
Staff Aide II - Environmental Programs	1.00	2,080	216	374	1,490	1,490	0%	100%	100%	-	1,490	1,490	$59	$122,040
Staff Analyst I	2.00	2,080	216	374	1,490	2,980	70%	30%	100%	2,086	894	2,980	$68	$282,923
Street Maintenance Worker I	3.00	2,080	216	374	1,490	4,470	0%	100%	100%	-	4,470	4,470	$49	$304,164
Street Maintenance Worker II	12.00	2,080	216	374	1,490	17,880	0%	100%	100%	-	17,880	17,880	$51	$1,277,580
Street Maintenance Worker III	11.00	2,080	216	374	1,490	16,390	0%	100%	100%	-	16,390	16,390	$54	$1,226,964
Street Maintenance Worker IV	6.00	2,080	216	374	1,490	8,940	0%	100%	100%	-	8,940	8,940	$62	$774,265
Street Sweeper Operator	3.00	2,080	216	374	1,490	4,470	0%	100%	100%	-	4,470	4,470	$61	$377,571
Superintendent of Streets and Solid Wast	1.00	2,080	216	374	1,490	1,490	30%	70%	100%	447	1,043	1,490	$104	$215,380
Tree Trimmer II	2.00	2,080	216	374	1,490	2,980	0%	100%	100%	-	2,980	2,980	$58	$240,008
Total	55.55					**82,770**				**9,316**	**73,453**	**82,770**		$7,033,046
Total										**11%**	**89%**	**100%**		

[a] Source: FY 25/26 Adopted budget.

[b] Based on 40 hour week * 52 weeks per year.

[c] Amount intended to serve as reasonable estimate. Amount will vary annually, and by employee. Amount assumes twelve days holiday, ten days vacation/personal leave, five days sick leave.

[d] Amounts intended to serve as reasonable estimates developed for purposes of this analysis. Amount will vary annually, and by employee. Amount based on position and consultant experience working with similar municipalities.

[e] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Streets / Storm Drain

FY 25/26 Adopted Expenses [a]		Program	2911	2921	2924	2931	2932	2933	2934	2935	2941	2951	2952	2971				
Fund #	Fund Desc	Account Desc	Street Maint	Storm Sys Maint	Non-Point Source	Garbage Coll'ctn	Clean Grn Coll'ction	Clean Up C'mpgn	Res Recyc'lg	Street Sweep	Parking Dis Maint	Landsc'p Maint	Street Tree	Traffic Maint	Subtotal	Adjustment	Total	Notes
All	All	87001 - Salaries & Benefits	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
All	All	87010 - Salary and Wages	$1,919,220	$370,616	$733,779	$427,673	$0	$68,413	$140,635	$381,133	$48,592	$1,524,899	$573,073	$631,209	$6,819,242	$0	$6,819,242	
All	All	87011 - Salary Savings - Attrition and Time O	($57,635)	($12,223)	($20,645)	$0	$0	$0	$0	$0	$0	($53,129)	($13,585)	($12,133)	($169,350)	$0	($169,350)	
All	All	87017 - Premium Pay	$1,712	$1,479	$268	$21	$0	$0	$10	$677	$0	$1,661	$582	$375	$6,785	$0	$6,785	
All	All	87020 - Salary And Wages - As Needed	$0	$0	$0	$160,357	$0	$0	$0	$0	$0	$0	$0	$0	$160,357	$0	$160,357	
All	All	87030 - Overtime	$26,724	$10,096	$3,562	$0	$0	$54,443	$2,970	$16,627	$0	$47,508	$7,126	$47,508	$216,564	$0	$216,564	
All	All	87110 - Contra Account - Reimbd Salary & W	($5,768)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	($5,768)	$5,768	$0	
All	**All**	**1 Salary Accounts**	**$1,884,253**	**$369,968**	**$716,964**	**$588,051**	**$0**	**$122,856**	**$143,615**	**$398,437**	**$48,592**	**$1,520,939**	**$567,196**	**$666,959**	**$7,027,830**	**$5,768**	**$7,033,598**	
All	All	87212 - Retirement - Non Public Safety	$676,272	$130,604	$258,585	$150,623	$0	$24,109	$49,559	$134,311	$17,124	$537,284	$201,951	$221,105	$2,401,527	$0	$2,401,527	
All	All	87221 - Medicare	$28,580	$5,394	$10,885	$6,415	$0	$998	$2,134	$5,559	$705	$22,287	$8,477	$9,752	$101,186	$0	$101,186	
All	All	87222 - Social Security	$117,101	$22,823	$45,496	$24,323	$0	$3,790	$8,710	$23,652	$3,013	$94,184	$35,318	$40,344	$418,754	$0	$418,754	
All	All	87223 - Social Security - OT	$46,431	$625	$221	$0	$0	$2,135	$221	$1,105	$0	$2,946	$441	$2,946	$57,071	$0	$57,071	
All	All	87224 - Medicare OT	$10,959	$146	$54	$0	$0	$500	$54	$259	$0	$689	$0	$689	$13,350	$0	$13,350	
All	All	87230 - Health Allocation	$332,201	$92,723	$129,333	$51,079	$0	$11,426	$5,533	$69,415	$6,990	$313,006	$100,750	$61,653	$1,174,109	$0	$1,174,109	
All	All	87241 - Dental - City Paid	$4,228	$881	$1,599	$798	$0	$122	$271	$786	$135	$3,618	$1,261	$1,356	$15,055	$0	$15,055	
All	All	87242 - Long Term Disability-CIty Paid	$1,271	$134	$2,568	$1,481	$0	$66	$519	$116	$0	$1,025	$943	$558	$8,681	$0	$8,681	
All	All	87243 - Vision- City Paid	$1,716	$357	$650	$325	$0	$49	$110	$319	$55	$1,468	$511	$549	$6,109	$0	$6,109	
All	All	87250 - Basic Life Insurance	$817	$158	$317	$190	$0	$29	$61	$136	$24	$631	$208	$237	$2,808	$0	$2,808	
All	All	87271 - VEBA	$9,360	$1,950	$3,540	$1,770	$0	$270	$600	$1,740	$300	$8,010	$2,790	$3,000	$33,330	$0	$33,330	
All	All	87272 - EAP	$670	$139	$255	$128	$0	$18	$43	$126	$21	$574	$200	$214	$2,388	$0	$2,388	
All	All	87274 - Auto Allowance	$3,384	$180	$2,760	$3,072	$0	$360	$720	$0	$0	$672	$180	$492	$11,820	$0	$11,820	
All	All	87275 - Mobile Phone Allowance	$960	$0	$960	$528	$0	$0	$288	$0	$0	$0	$0	$0	$2,736	$0	$2,736	
All	All	87279 - Misc. Other Benefits	$15,425	$3,000	$1,832	$43	$0	$180	$0	$1,805	$300	$10,125	$5,125	$4,340	$42,175	$0	$42,175	
All	All	87280 - City Paid Deferred Compensation	$4,320	$180	$3,960	$3,600	$0	$360	$1,080	$0	$0	$540	$180	$360	$14,580	$0	$14,580	
All	All	87390 - OPEB	$67,502	$14,063	$25,529	$12,765	$0	$1,948	$4,327	$12,547	$2,164	$57,765	$20,120	$21,635	$240,365	$0	$240,365	
All	**All**	**2 Benefit Accounts**	**$1,321,197**	**$273,357**	**$488,544**	**$257,140**	**$0**	**$46,360**	**$74,230**	**$251,876**	**$30,831**	**$1,054,824**	**$378,455**	**$369,230**	**$4,546,044**	**$0**	**$4,546,044**	
All	All	87500 - Operating Supplies	$72,951	$29,997	$11,833	$61,229	$0	$40,000	$0	$50,523	$0	$129,586	$39,187	$246,774	$682,080	($682,080)	$0	
All	All	87530 - Special Departmental Supplies	$1,920	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,920	($1,920)	$0	
All	All	87600 - Maintenance	$337,220	$108,673	$0	$0	$0	$0	$0	$0	$0	$36,058	$0	$3,792	$485,743	($485,743)	$0	
All	All	87825 - Conference, Travel and Training	$12,680	$3,941	$12,658	$0	$0	$0	$10,204	$0	$0	$10,023	$3,152	$5,518	$58,176	$0	$58,176	
All	All	87865 - Subscription Based IT Arrangement	$0	$0	$0	$7,945	$0	$0	$0	$0	$0	$0	$0	$0	$7,945	$0	$7,945	
All	All	87870 - Contractual Services	$24,943	$64,049	$830,916	$150,629	$0	$601,543	$13,342	$0	$43,117	$474,903	$637,067	$14,550	$2,855,059	($2,855,059)	$0	
All	All	87890 - Services From Other Department	$0	$99,953	$0	$0	$0	$605,000	$0	$0	$0	$0	$0	$0	$704,953	($704,953)	$0	
All	All	87900 - Rent Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,815	$0	$0	$2,815	($2,815)	$0	
All	All	87940 - Mandated Program Costs	$0	$0	$48,394	$634,480	$0	$0	$0	$0	$0	$1,126	$0	$0	$684,000	($684,000)	$0	
All	**All**	**3 Mat/Serv/Sup**	**$449,714**	**$306,613**	**$903,801**	**$854,283**	**$0**	**$1,246,543**	**$23,546**	**$50,523**	**$43,117**	**$654,511**	**$679,406**	**$270,634**	**$5,482,691**	**($5,416,570)**	**$66,121**	
All	All	87860 - Garbage Collection, Disposal, Recycl	$0	$0	$0	$24,548,592	$3,725,171	$1,128,165	$4,704,151	$0	$0	$0	$0	$0	$34,106,079	($34,106,079)	$0	
All	**All**	**4 Resource Product**	**$0**	**$0**	**$0**	**$24,548,592**	**$3,725,171**	**$1,128,165**	**$4,704,151**	**$0**	**$0**	**$0**	**$0**	**$0**	**$34,106,079**	**($34,106,079)**	**$0**	
All	All	87640 - Vehicle Equipment Maintenance	$308,166	$176,833	$58,279	$0	$0	$0	$0	$299,648	$0	$244,495	$5,536	$81,838	$1,174,795	($299,648)	$875,147	
All	All	87650 - Technical Services Maintenance	$193,427	$37,352	$73,953	$899,256	$0	$0	$0	$0	$3,056	$153,686	$57,757	$63,260	$1,481,747	($899,256)	$582,491	
All	All	87660 - Workers Comp Insurance	$23,045	$4,450	$8,811	$5,135	$0	$821	$1,689	$4,576	$583	$18,310	$6,881	$7,579	$81,880	$0	$81,880	
All	All	87680 - Unemployment Insurance	$923	$178	$353	$206	$0	$33	$68	$183	$23	$733	$276	$304	$3,280	$0	$3,280	
All	All	87735 - Franchise Fee Expenses	$0	$0	$0	$795,055	$0	$0	$0	$0	$0	$0	$0	$0	$795,055	($795,055)		
All	All	87740 - Vehicle Equipment Amortization	$349,826	$52,168	$47,603	$0	$0	$0	$0	$415,262	$0	$395,194	$6,356	$150,910	$1,417,319	($415,262)	$1,002,057	
All	All	87750 - Communi Equipment Amortization	$40,169	$0	$0	$0	$6,064	$0	$0	$0	$0	$0	$0	$0	$46,233	($6,064)	$40,169	
All	All	87810 - Utilities Expenses	$0	$190,864	$0	$609	$0	$0	$0	$1,880	$0	$556,679	$0	$0	$750,032	($750,032)	$0	
All	All	87994 - Services from Other Funds-CAP	$0	$0	$0	$1,555,330	$0	$0	$0	$0	$13,788	$0	$0	$0	$1,569,118	($1,569,118)	$0	
All	All	88040 - Capital Outlay >=$5,000	$171,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$171,000	($171,000)	$0	
All	All	89953 - Trs Out - CIP	$0	$0	$0	$2,200	$0	$0	$0	$0	$0	$0	$0	$0	$2,200	($2,200)	$0	
All	All	89955 - Trs Out - Districts	$0	$0	$0	$0	$0	$0	$0	$0	$139,384	$0	$0	$0	$139,384	($139,384)	$0	
All	All	89991 - Intra Trs Out - CIP	$0	$0	$0	$554,000	$0	$0	$0	$0	$0	$0	$0	$0	$554,000	($554,000)	$0	
All	**All**	**5 Interfund Services**	**$1,086,556**	**$461,845**	**$188,999**	**$3,811,791**	**$6,064**	**$854**	**$1,757**	**$721,549**	**$156,834**	**$1,369,097**	**$76,806**	**$303,891**	**$8,186,043**	**($5,601,019)**	**$2,585,024**	
Subtotal			**$4,741,720**	**$1,411,783**	**$2,298,308**	**$30,059,857**	**$3,731,235**	**$2,544,778**	**$4,947,299**	**$1,422,385**	**$279,374**	**$4,599,371**	**$1,701,863**	**$1,610,714**	**$59,348,687**	**($45,117,900)**	**$14,230,787**	

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Streets / Storm Drain
Adjustments for Fully-Burdened Hourly Rate Calculation

Allocation of Citywide Overhead

Description	Street Maint	Storm Sys Maint	Non-Point Source	Garbage Coll'ctn	Clean Grn Coll'ction	Clean Up C'mpgn	Res Recyc'lg	Street Sweep	Parking Dis Maint	Landsc'p Maint	Street Tree	Traffic Maint	Subtotal	Adjustment	Total	Notes
Allocation of Citywide Overhead	$487,557	$106,490	$241,705	$493,151					$13,788	$419,837	$186,738	$165,143	$2,114,409	$0	$2,114,409	[b]

Total Divisional Costs

Description	Eng Admin - Gen Svc	Eng Admin - Dev Svc	Eng Admin - CIP	Traffic - Gen Svc	Traffic - Dev Svc	Traffic - CIP	Traffic - Signal M.	Traffic - Stripe Sign	Design - Dev Svc	Design - CIP	Prop Dev - Gen Svc	Field Svc - CIP	Subtotal	Adjustment	Total	Notes
Total	**$5,229,277**	**$1,518,273**	**$2,540,013**	**$30,553,008**	**$3,731,235**	**$2,544,778**	**$4,947,299**	**$1,422,385**	**$293,162**	**$5,019,208**	**$1,888,601**	**$1,775,857**	**$61,463,096**	**($45,117,900)**	**$16,345,196**	

Calculation of Uniform Fully-Burdened Hourly Rate

Description	Total	Notes
Divisional Expenses	$16,345,196	
Direct Hours	73,453	[d]
Total	**$223**	

Information Below is for Use if City Desires to Use Positional Hourly Billing Rates

Scenario 1: Uniform Assignment of Materials and Overhead Costs Per Hour

Calculate Benefit Ratio

Salary Accounts	$7,033,598
Benefit Accounts	$4,546,044
Total	0.65

Allocation of Personnel Costs

Total Personnel Costs

Description	Total	Notes
Personnel Costs	$11,579,642	

Description	Total	Total
Divisional Administration (Overhead)	11%	$1,303,361
Direct Services	89%	$10,276,281
Total	**100%**	**$11,579,642**

Full Cost Factors for Hourly Rate Buildup

Description	Total	Share	Per Hour
Direct Personnel	$10,276,281	63%	$140
Equipment	$0	0%	$0
Materials / Supplies	$2,651,145	16%	$36
Other Costs	$0	0%	$0
Overhead (Citywide and Departmental)	$3,417,770	21%	$47
Total	**$16,345,196**	**100%**	**$223**

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Streets / Storm Drain

Calculation of Direct Hours Ratio (Billing Factor)

Description	Base Hrs Per FTE	Adjust for Typical Leave	Adjust for Admin	Productive Hours	Direct Hours %	Direct Hours Per FTE	Notes
Hours	2,080	(216)	(374)	1,490	100%	1,490	
Direct Hours Bill Factor (For Every $ of Salary Add this amount to account for Direct Hrs v. Total Hrs.)						**1.40**	

Position	Top Step Hrly [e]	Benefits	Subtotal Labor Costs	Adjust for Direct Hours	Total Labor Rate	Add: M'tls / Supplies	Add: Overhead	Total Hourly Rate
Code Enforcement Officer	$68	$44	$112	1.40	$156	$36	$47	$239
Code Enforcement Technician	$55	$35	$90	1.40	$125	$36	$47	$208
Compliance Manager	$92	$59	$151	1.40	$211	$36	$47	$294
Deputy Public Works Director				See Engineering				
Director of Public Works				See Engineering				
Environmental Programs Manager	$92	$59	$151	1.40	$211	$36	$47	$294
Equipment Operator	$59	$38	$97	1.40	$136	$36	$47	$218
Office Specialist II	$48	$31	$80	1.40	$111	$36	$47	$194
Office Specialist III	$53	$34	$88	1.40	$122	$36	$47	$205
Public Works Supervisor	$79	$51	$129	1.40	$181	$36	$47	$263
Staff Aide I	$56	$36	$92	1.40	$128	$36	$47	$211
Staff Aide II - Environmental Programs	$59	$38	$97	1.40	$135	$36	$47	$217
Staff Analyst I	$68	$44	$112	1.40	$156	$36	$47	$239
Street Maintenance Worker I	$49	$32	$80	1.40	$112	$36	$47	$195
Street Maintenance Worker II	$51	$33	$84	1.40	$118	$36	$47	$200
Street Maintenance Worker III	$54	$35	$88	1.40	$123	$36	$47	$206
Street Maintenance Worker IV	$62	$40	$102	1.40	$143	$36	$47	$225
Street Sweeper Operator	$61	$39	$100	1.40	$139	$36	$47	$222
Superintendent of Streets and Solid Waste	$104	$67	$170	1.40	$238	$36	$47	$321
Tree Trimmer II	$58	$37	$95	1.40	$133	$36	$47	$215

Scenario 2: Assignment of a Common Indirect Rate Factor that Can Be Applied to Base Hourly Wage Rate to Calculate Fully-Burdened Hourly Billing Rate by Position

Calculation of Fully-Burdened Hourly Rate Billing Factor (Apply Factor to Top Step Salary for Positional Rates)

Description	FTE	Hours Per FTE	Total Hours	Salaries and Wages	Hourly Wage Rate Only	Burdened Hourly Rate	ICR Multiplier	Notes
Total	55.55	2,080	115,544	$7,033,046	$61	$223	3.66	

[a] Source: FY 25/26 Adopted budget.
[b] Source: Citywide Cost Allocation Plan.
[c] Aligns to City's typical budgeting practice of increasing cost allocation amounts by 2% for second year of adopted budget.
[d] See worksheet labeled: Allocation of Annual Labor Effort - Streets / Storm Drain.
[e] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Streets / Storm Drain Fees
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Equip. Operator	Street Super'ntdt	Tree Trimmer II	Public Works Superv.	Street Maint Worker	Street Maint Worker II	Street Maint Worker III	Street Maint Worker IV	Staff Analyst	Code Enforc. Tech	Code Enforc. Officer	Compl'ce Manager	Consult't	Env Programs Mgr	Staff Aide II - Env. Programs	Public Works Superv.	LPD Principal Engineer	LPD Senior Engineer	LPD Associate Engineer	Total
	PUBLIC WORKS / STREET / STORM DRAIN DIVISION																				
1	Active construction site inspections of projects over one (1) acre in size and high priority sites during wet season (Oct - Apr) as required by Provision C.6 or MRP										2.11	1.06	0.10								3.27
2	Industrial/commercial facility stormwater inspections as required by Provision C.4 of MRP (Tier 1)										2.44	1.22	0.10								3.77
3	Industrial/commercial facility stormwater inspections as required by Provision C.4 of MRP (Tier 2)										1.61	0.81	0.10								2.52
4	Operation and Maintenance inspection of stormwater treatment systems installed on projects as required by Provision C.3 of MRP																				
	Tier 1: 1 - 25 Treatment Measures										2.94	1.47	0.10								4.52
	Tier 2: 26 - 50 Treatment Measures										3.61	1.81	0.10								5.52
	Tier 3: 50+ Treatment Measures										4.28	2.14	0.10								6.52
5	Stormwater Management Planning Application Plan review (as required by Provision C.3 of MRP)												0.20	11.00				1.30		4.50	17.00
6	Stormwater Management Building Permit Plan Review (as required by Provision C.3 of MRP)									0.10		4.10	0.68	11.00				0.90		3.70	20.48
7	Operation and Maintenance Agreement - Administration of permanent stormwater treatment systems installed on projects (as required by Provision C.3 of MRP)									3.00		2.00	0.20		0.30						5.50
8	Private Land Drainage Area (PLDA) Program Inspection Fee										2.50	1.00	0.10								3.60
9	Storm Drain Medallion Fee							0.03		0.05					0.01						0.09
10	Building Demolition Polychlorinated biphenyls (PCBs) Inspection Fee										2.11	1.06	0.10								3.27
	PUBLIC WORKS / STREET / STREET MAINTENANCE DIVISION																				
11	Pavement Restoration Charge Up to 3" Thick Asphalt																				
	a) First 80 cubic ft.	3.25				3.25	6.50	6.50	3.25												22.75
	b) Each additional cubic ft.	0.04				0.04	0.08	0.08	0.04												0.28
12	Engineering Plan Review per sheet (Streets)																				
	a) First three (3) reviews				0.75																0.75
	b) Fourth and subsequent review				0.17																0.17
13	Concrete Removal/Replace Charge - Curb/Gutter																				
	a) Base								3.00												3.00
	b) Per Linear Foot																				

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Streets / Storm Drain Fees
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Equip. Operator	Street Super'ntdt	Tree Trimmer II	Public Works Superv.	Street Maint Worker	Street Maint Worker II	Street Maint Worker III	Street Maint Worker IV	Staff Analyst	Code Enforc. Tech	Code Enforc. Officer	Compl'ce Manager	Consult't	Env Programs Mgr	Staff Aide II - Env. Programs	Public Works Superv.	LPD Principal Engineer	LPD Senior Engineer	LPD Associate Engineer	Total
14	Concrete Removal/Replace Charge - Sidewalk																				
	a) Base								3.00												3.00
	b) Per Square Foot																				
15	Traffic Sign Fabrication				1.00	2.50	1.50														5.00
	PUBLIC WORKS / STREET / PARKWAYS & BOULEVARDS																				
16	Street tree removal		0.50	2.00	2.00																4.50
17	City tree planting - includes in-lieu tree planting for private development tree removals		0.50	2.00	2.00																4.50
18	~~Parkways and Boulevards Plan Review~~ Right-of-way Landscape Planning Application Plan review		2.88																		2.88
19	~~Parkways and Boulevards Plan Review~~ Right-of-way Landscape Building Permit Plan review		2.00																		2.00
	PUBLIC WORKS / STREET / SOLID WASTE																				
19	Non-exclusive franchise hauler application fee													4.00	2.00						6.00
20	Solid Waste Management Planning Application Plan review (as required by City Municipal Code)													4.88							4.88
21	Solid Waste Management Building Permit Plan review (as required by City Municipal Code) ~~Application Improvement plans review for solid waste management compliance with City's municipal codes~~									4.00				0.43							4.43
22	Construction & Demolition (C&D) waste management: Processing solid waste management and Green Halo reconciliation									1.00				0.10							1.10
23	Cleanup Campaign Debris Bag Fee							0.10						0.02							0.12

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Streets / Storm Drain Fees
Calculation of the Estimated Costs of Providing Fee Related Services

		Estimated Cost of Labor																			
		$218	$321	$215	$263	$195	$200	$206	$225	$239	$208	$239	$294	$229	$294	$217	$217	$396	$336	$303	
	Fee Description	Equip. Operator	Street Super'ntdt	Tree Trimmer II	Public Works Superv.	Street Maint Worker	Street Maint Worker II	Street Maint Worker III	Street Maint Worker IV	Staff Analyst	Code Enforc. Tech	Code Enforc. Officer	Compl'ce Manager	Consult't	Env Programs Mgr	Staff Aide II - Env. Programs	Public Works Superv.	LPD Principal Engineer	LPD Senior Engineer	LPD Associate Engineer	M'tls Cost	Estimated Cost of Service
	PUBLIC WORKS / STREET / STORM DRAIN DIVISION																				
1	Active construction site inspections of projects over one (1) acre in size and high priority sites during wet season (Oct - Apr) as required by Provision C.6 or MRP										$439	$252	$29								$721
2	Industrial/commercial facility stormwater inspections as required by Provision C.4 of MRP (Tier 1)										$508	$292	$29								$830
3	Industrial/commercial facility stormwater inspections as required by Provision C.4 of MRP (Tier 2)										$335	$193	$29								$557
4	Operation and Maintenance inspection of stormwater treatment systems installed on projects as required by Provision C.3 of MRP																				
	Tier 1: 1 - 25 Treatment Measures										$612	$352	$29								$994
	Tier 2: 26 - 50 Treatment Measures										$751	$432	$29								$1,212
	Tier 3: 50+ Treatment Measures										$890	$511	$29								$1,430
5	Stormwater Management Planning Application Plan review (as required by Provision C.3 of MRP)												$59	$2,519				$515		$1,364	$4,456
6	Stormwater Management Building Permit Plan Review (as required by Provision C.3 of MRP)									$24		$980	$200	$2,519				$356		$1,121	$5,200
7	Operation and Maintenance Agreement - Administration of permanent stormwater treatment systems installed on projects (as required by Provision C.3 of MRP)									$717		$478	$59		$88						$1,342
8	Private Land Drainage Area (PLDA) Program Inspection Fee										$520	$239	$29								$788
9	Storm Drain Medallion Fee							$6		$12					$3					$7	$28
10	Building Demolition Polychlorinated biphenyls (PCBs) Inspection Fee										$439	$253	$29								$722
	PUBLIC WORKS / STREET / STREET MAINTENANCE DIVISION																				
11	Pavement Restoration Charge Up to 3" Thick Asphalt																				
	a) First 80 cubic ft.	$709				$634	$1,300	$1,339	$731												$4,713
	b) Each additional cubic ft.	$9				$8	$16	$17	$9												$59
12	Engineering Plan Review per sheet (Streets)																				
	a) First three (3) reviews				$197																$197
	b) Fourth and subsequent review				$44																$44
13	Concrete Removal/Replace Charge - Curb/Gutter																				
	a) Base								$675												$675
	b) Per Linear Foot																				

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Streets / Storm Drain Fees
Calculation of the Estimated Costs of Providing Fee Related Services

		Estimated Cost of Labor																			
		$218	$321	$215	$263	$195	$200	$206	$225	$239	$208	$239	$294	$229	$294	$217	$217	$396	$336	$303	
Fee	Description	Equip. Operator	Street Super'ntdt	Tree Trimmer II	Public Works Superv.	Street Maint Worker	Street Maint Worker II	Street Maint Worker III	Street Maint Worker IV	Staff Analyst	Code Enforc. Tech	Code Enforc. Officer	Compl'ce Manager	Consult't	Env Programs Mgr	Staff Aide II - Env. Programs	Public Works Superv.	LPD Principal Engineer	LPD Senior Engineer	LPD Associate Engineer	M'tls Cost	Estimated Cost of Service
14	Concrete Removal/Replace Charge - Sidewalk																				
	a) Base								$675												$675
	b) Per Square Foot																				
15	Traffic Sign Fabrication				$263	$488	$300														$1,051
	PUBLIC WORKS / STREET / PARKWAYS & BOULEVARDS																				
16	Street tree removal		$161	$430	$526															varies	$1,117
17	City tree planting - includes in-lieu tree planting for private development tree removals		$161	$430	$526															$995	$2,112
18	~~Parkways and Boulevards Plan Review~~ Right-of-way Landscape Planning Application Plan review		$924																		$924
19	~~Parkways and Boulevards Plan Review~~ Right-of-way Landscape Building Permit Plan review		$642																		$642
	PUBLIC WORKS / STREET / SOLID WASTE																				
19	Non-exclusive franchise hauler application fee														$1,176	$434					$1,610
20	Solid Waste Management Planning Application Plan review (as required by City Municipal Code)														$1,435						$1,435
21	Solid Waste Management Building Permit Plan review (as required by City Municipal Code) ~~Application Improvement plans review for solid waste management compliance with City's municipal codes~~									$956					$126						$1,082
22	Construction & Demolition (C&D) waste management: Processing solid waste management and Green Halo reconciliation									$239					$29					$100	$368
23	Cleanup Campaign Debris Bag Fee							$21							$6					$11	$37

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Streets / Storm Drain Fees
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Cost Recovery Information					
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
	PUBLIC WORKS / STREET / STORM DRAIN DIVISION						
1	Active construction site inspections of projects over one (1) acre in size and high priority sites during wet season (Oct - Apr) as required by Provision C.6 or MRP	$668	93%	$720	100%		
2	Industrial/commercial facility stormwater inspections as required by Provision C.4 of MRP (Tier 1)	$770	93%	$829	100%		
3	Industrial/commercial facility stormwater inspections as required by Provision C.4 of MRP (Tier 2)	$516	93%	$557	100%		
4	Operation and Maintenance inspection of stormwater treatment systems installed on projects as required by Provision C.3 of MRP						
	Tier 1: 1 - 25 Treatment Measures	$922	93%	$993	100%		
	Tier 2: 26 - 50 Treatment Measures	$1,124	93%	$1,212	100%		
	Tier 3: 50+ Treatment Measures	$1,326	93%	$1,430	100%		
5	Stormwater Management Planning Application Plan review (as required by Provision C.3 of MRP)	$3,632	82%	$4,456	100%		
6	Stormwater Management Building Permit Plan Review (as required by Provision C.3 of MRP)	$3,632	70%	$5,200	100%		
7	Operation and Maintenance Agreement - Administration of permanent stormwater treatment systems installed on projects (as required by Provision C.3 of MRP)	$890	66%	$1,342	100%		
8	Private Land Drainage Area (PLDA) Program Inspection Fee	$731	93%	$788	100%		
9	Storm Drain Medallion Fee	$26	93%	$28	100%		
10	Building Demolition Polychlorinated biphenyls (PCBs) Inspection Fee	$669	93%	$721	100%		
	PUBLIC WORKS / STREET / STREET MAINTENANCE DIVISION						
11	Pavement Restoration Charge Up to 3" Thick Asphalt						
	a) First 80 cubic ft.	$4,456	95%	$4,712	100%		
	b) Each additional cubic ft.	$42	71%	$44	75%		
12	Engineering Plan Review per sheet (Streets)						
	a) First three (3) reviews	$183	93%	$197	100%		
	b) Fourth and subsequent review	$40	91%	$43	98%		
13	Concrete Removal/Replace Charge - Curb/Gutter						
	a) Base	$639	95%	$675	100%		
	b) Per Linear Foot	$75		$79			

City of Santa Clara
Cost of Service Study for Analyzing User and Regulatory Fees
Streets / Storm Drain Fees
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Cost Recovery Information					
		Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
14	Concrete Removal/Replace Charge - Sidewalk						
	a) Base	$639	95%	$675	100%	per square foot	
	b) Per Square Foot	$19		$20			
15	Traffic Sign Fabrication	$987	94%	$1,050	100%		
	PUBLIC WORKS / STREET / PARKWAYS & BOULEVARDS						
16	Street tree removal	$1,051	94%	$1,116	100%	per tree	
17	City tree planting - includes in-lieu tree planting for private development tree removals	$2,081	99%	$2,111	100%	per tree	
18	~~Parkways and Boulevards Plan Review~~ Right-of-way Landscape Planning Application Plan review	$605	65%	$924	100%		
19	~~Parkways and Boulevards Plan Review~~ Right-of-way Landscape Building Permit Plan review	$605	94%	$642	100%		
	PUBLIC WORKS / STREET / SOLID WASTE						
19	Non-exclusive franchise hauler application fee	$1,521	94%	$1,610	100%		
20	Solid Waste Management Planning Application Plan review (as required by City Municipal Code)	$1,914	133%	$1,434	100%		
21	Solid Waste Management Building Permit Plan review (as required by City Municipal Code) ~~Application Improvement plans review for solid waste management compliance with City's municipal codes~~	$1,914	177%	$1,082	100%		
22	Construction & Demolition (C&D) waste management: Processing solid waste management and Green Halo reconciliation	$514	140%	$368	100%		
23	Cleanup Campaign Debris Bag Fee	$36	varies	$37	99%		

City of Santa Clara
The Center of What's Possible

Water and Sewer Fees

City of Santa Clara
User and Regulatory Fee Study
Allocation of Annual Labor Effort - Water and Sewer

Position [a]	FTE [a]	Total Hours Per FTE [b]	Less: Holiday & Leave [c]	Productive Hours Per FTE	Total Productive Hours	Indirect [d]	Direct [d]	Total	Total Indirect Hours	Total Direct Hours	Total Hours	Total Salary Top Step [f]	Annual Salary
Assistant Director of Water and Sewer Ut	1.00	2,080	216	1,864	1,864	100%	0%	100%	1,864	-	1,864	$130	$269,394
Assistant Engineer (Civil)	2.00	2,080	216	1,864	3,728	20%	80%	100%	746	2,982	3,728	$79	$327,069
Assistant Sanitary Sewer Superintendent	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$79	$163,590
Assistant Water Superintendent	2.00	2,080	216	1,864	3,728	20%	80%	100%	746	2,982	3,728	$79	$327,181
Associate Engineer	2.00	2,080	216	1,864	3,728	20%	80%	100%	746	2,982	3,728	$83	$343,991
Code Enforcement Officer	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$68	$141,462
Code Enforcement Technician	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$55	$113,381
Compliance Manager	1.00	2,080	216	1,864	1,864	60%	40%	100%	1,118	746	1,864	$92	$190,942
Director of Water and Sewer Utilities	1.00	2,080	216	1,864	1,864	100%	0%	100%	1,864	-	1,864	$163	$339,540
Equipment Operator	5.00	2,080	216	1,864	9,320	20%	80%	100%	1,864	7,456	9,320	$59	$614,546
Facilities Inspection Supervisor	1.00	2,080	216	1,864	1,864	60%	40%	100%	1,118	746	1,864	$73	$152,152
Management Analyst	1.00	2,080	216	1,864	1,864	100%	0%	100%	1,864	-	1,864	$78	$163,065
Office Specialist II/III	3.00	2,080	216	1,864	5,592	100%	0%	100%	5,592	-	5,592	$53	$331,807
Principal Engineer	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$125	$261,000
Pump Maintenance Technician	3.00	2,080	216	1,864	5,592	20%	80%	100%	1,118	4,474	5,592	$59	$368,728
Senior Engineer (Civil)	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$98	$203,727
Senior Engineering Technician	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$62	$128,190
Senior Management Analyst	1.00	2,080	216	1,864	1,864	100%	0%	100%	1,864	-	1,864	$86	$179,371
Sewer Inspection Technician	2.00	2,080	216	1,864	3,728	20%	80%	100%	746	2,982	3,728	$59	$245,819
Staff Aide I	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$56	$116,173
Utilities Conservation Specialist	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$62	$128,190
Utility Business Systems Manager	1.00	2,080	216	1,864	1,864	60%	40%	100%	1,118	746	1,864	$101	$210,144
Utility Business Systems Specialist	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$73	$152,152
Utility Crew Supervisor	7.00	2,080	216	1,864	13,048	60%	40%	100%	7,829	5,219	13,048	$73	$1,065,065
Utility Inspection Technician	2.00	2,080	216	1,864	3,728	20%	80%	100%	746	2,982	3,728	$59	$585,312
Utility Operations Engineer	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$107	$221,837
Water and Sewer Maintenance Worker II	19.00	2,080	216	1,864	35,416	20%	80%	100%	7,083	28,333	35,416	$54	$2,119,301
Water and Sewer Operations Manager	1.00	2,080	216	1,864	1,864	60%	40%	100%	1,118	746	1,864	$105	$218,075
Water and Sewer Superintendent	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$95	$197,188
Water and Sewer System Operator	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$73	$152,152
Water Resource Specialist	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	$71	$148,626
Water Service Technician II	5.00	2,080	216	1,864	9,320	20%	80%	100%	1,864	7,456	9,320	$59	$614,546
Total	73.00				**136,072**				**45,854**	**90,218**	**136,072**		$10,793,718
Total									**34%**	**66%**	**100%**		

[a] Source: FY 25/26 Adopted budget.
[b] Based on 40 hour week * 52 weeks per year.
[c] Amount intended to serve as reasonable estimate. Amount will vary annually, and by employee. Amount assumes twelve days holiday, ten days vacation/personal leave, five days sick leave.
[d] Amounts intended to serve as reasonable estimates developed for purposes of this analysis. Amount will vary annually, and by employee. Amount based on position and consultant experience working with similar municipalities.
[e] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Water and Sewer

FY 25/26 Adopted Expenses [a]		Program	1411	1412	1413	1422	1423	1424	1532	1511	1512	1514	1515	1516				
Fund #	Fund Desc	Account Desc	Water Eng'rg Admin Design	Water Quality	Water Eng'rg Water Res'rces	Water System Mtce	Water Const.	System Operations	Solar - System Mtce	Sewer Sys. Admin	Sewer Sys. Maint	Sewer Ops	Sewer SJ SC WPCP	Sewer Strm Pump Maint	Subtotal	Adjustment	Total	Notes
092 & 094	Water & Sewer Utility	87010 - Salary and Wages	$1,776,981	$126,549	$92,693	$701,860	$1,613,226	$1,489,222	$56,749	$1,088,711	$1,046,651	$795,230	$58,335	$102,211	$8,948,418	$0	$8,948,418	
092 & 094	Water & Sewer Utility	87017 - Premium Pay	$14	$0	$0	$2,327	$11,593	$10,594	$800	$0	$3,610	$1,175	$0	$0	$30,113	$0	$30,113	
092 & 094	Water & Sewer Utility	87020 - Salary And Wages - As Needed	$178,154	$0	$0	$0	$0	$0	$0	$82,800	$0	$0	$0	$0	$260,954	$0	$260,954	
092 & 094	Water & Sewer Utility	87030 - Overtime	$142,523	$0	$0	$0	$0	$0	$11,877	$0	$121,144	$17,814	$0	$3,562	$296,920	$0	$296,920	
092 & 094	**Water & Sewer Utility**	**1 Salary Accounts**	**$2,097,672**	**$126,549**	**$92,693**	**$704,187**	**$1,624,819**	**$1,499,816**	**$69,426**	**$1,171,511**	**$1,171,405**	**$814,219**	**$58,335**	**$105,773**	**$9,536,405**	**$0**	**$9,536,405**	
092 & 094	Water & Sewer Utility	87212 - Retirement - Non Public Safety	$625,517	$44,597	$32,665	$246,336	$570,330	$525,785	$19,998	$383,343	$369,045	$280,239	$20,557	$36,020	$3,154,432	$0	$3,154,432	
092 & 094	Water & Sewer Utility	87221 - Medicare	$26,346	$1,952	$1,382	$10,598	$24,257	$22,129	$823	$16,118	$15,820	$11,606	$874	$1,500	$133,405	$0	$133,405	
092 & 094	Water & Sewer Utility	87222 - Social Security	$97,908	$8,252	$4,159	$45,309	$103,460	$94,617	$3,519	$59,321	$67,428	$49,058	$2,080	$6,308	$541,419	$0	$541,419	
092 & 094	Water & Sewer Utility	87223 - Social Security - OT	$8,837	$0	$0	$0	$0	$0	$0	$0	$7,511	$1,105	$0	$219	$17,672	$0	$17,672	
092 & 094	Water & Sewer Utility	87224 - Medicare OT	$2,067	$0	$0	$0	$0	$0	$0	$0	$1,758	$257	$0	$54	$4,136	$0	$4,136	
092 & 094	Water & Sewer Utility	87230 - Health Allocation	$233,633	$12,988	$9,518	$101,680	$284,245	$289,923	$13,967	$156,128	$173,790	$148,848	$3,931	$13,493	$1,442,144	$0	$1,442,144	
092 & 094	Water & Sewer Utility	87241 - Dental - City Paid	$2,937	$230	$108	$1,518	$3,779	$3,426	$136	$1,790	$2,672	$1,532	$54	$231	$18,413	$0	$18,413	
092 & 094	Water & Sewer Utility	87242 - Long Term Disability-CIty Paid	$3,972	$454	$147	$633	$1,818	$2,069	$0	$2,686	$742	$2,027	$76	$76	$14,700	$0	$14,700	
092 & 094	Water & Sewer Utility	87243 - Vision- City Paid	$1,202	$94	$44	$616	$1,535	$1,393	$54	$723	$1,083	$620	$22	$93	$7,479	$0	$7,479	
092 & 094	Water & Sewer Utility	87250 - Basic Life Insurance	$946	$48	$48	$255	$631	$608	$24	$568	$468	$277	$24	$44	$3,941	$0	$3,941	
092 & 094	Water & Sewer Utility	87271 - VEBA	$6,510	$510	$240	$3,360	$8,370	$7,590	$300	$3,960	$5,910	$3,390	$120	$510	$40,770	$0	$40,770	
092 & 094	Water & Sewer Utility	87272 - EAP	$471	$37	$17	$242	$599	$543	$22	$284	$424	$242	$8	$36	$2,925	$0	$2,925	
092 & 094	Water & Sewer Utility	87274 - Auto Allowance	$11,256	$480	$1,104	$0	$0	$0	$0	$8,532	$360	$360	$624	$180	$22,896	$0	$22,896	
092 & 094	Water & Sewer Utility	87275 - Mobile Phone Allowance	$2,976	$192	$384	$0	$0	$0	$0	$2,496	$144	$144	$192	$0	$6,528	$0	$6,528	
092 & 094	Water & Sewer Utility	87279 - Misc. Other Benefits	$535	$179	$0	$11,701	$30,062	$20,710	$300	$419	$24,660	$3,622	$0	$2,115	$94,303	$0	$94,303	
092 & 094	Water & Sewer Utility	87280 - City Paid Deferred Compensation	$19,900	$720	$1,440	$0	$0	$1,195	$0	$13,014	$540	$1,536	$720	$180	$39,245	$0	$39,245	
092 & 094	Water & Sewer Utility	87390 - OPEB	$46,946	$3,678	$1,731	$24,230	$60,363	$54,738	$2,163	$28,559	$42,620	$24,449	$866	$3,678	$294,021	$0	$294,021	
092 & 094	**Water & Sewer Utility**	**2 Benefit Accounts**	**$1,091,959**	**$74,411**	**$52,987**	**$446,478**	**$1,089,449**	**$1,024,726**	**$41,306**	**$677,941**	**$714,975**	**$529,312**	**$30,148**	**$64,737**	**$5,838,429**	**$0**	**$5,838,429**	
092 & 094	Water & Sewer Utility	87500 - Operating Supplies	$20,400	$0	$0	$0	$48,960	$30,600	$0	$21,409	$0	$5,630	$0	$0	$126,999	$0	$126,999	
092 & 094	Water & Sewer Utility	87600 - Maintenance	$0	$0	$0	$510,000	$76,500	$754,800	$10,200	$0	$234,600	$30,600	$0	$0	$1,616,700	($1,616,700)	$0	
092 & 094	Water & Sewer Utility	87710 - Advertising & Community Promotion	$6,630	$0	$0	$0	$0	$0	$0	$6,630	$0	$0	$0	$0	$13,260	($13,260)	$0	
092 & 094	Water & Sewer Utility	87720 - Misc Rec Pur Install & Service	$0	$0	$0	$0	$653,173	$0	$0	$0	$0	$0	$0	$0	$653,173	($653,173)	$0	
092 & 094	Water & Sewer Utility	87770 - Water Conservation Prgm	$0	$0	$306,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$306,000	($306,000)	$0	
092 & 094	Water & Sewer Utility	87810 - Utilities Expenses	$35,176	$0	$0	$0	$6,326	$12,020	$0	$0	$0	$4,963	$0	$0	$58,485	$0	$58,485	
092 & 094	Water & Sewer Utility	87825 - Conference, Travel and Training	$10,200	$0	$0	$0	$0	$0	$0	$20,400	$0	$0	$0	$0	$30,600	$0	$30,600	
092 & 094	Water & Sewer Utility	87835 - Insurance Claims (Interfund Allocati	$0	$0	$0	$61,677	$0	$0	$0	$0	$263,689	$0	$0	$0	$325,366	($325,366)	$0	
092 & 094	Water & Sewer Utility	87865 - Subscription Based IT Arrangement	$0	$0	$119,282	$0	$0	$0	$0	$0	$0	$0	$0	$0	$119,282	$0	$119,282	
092 & 094	Water & Sewer Utility	87870 - Contractual Services	$46,832	$234,090	$0	$739,292	$46,818	$130,050	$0	$271,232	$0	$0	$0	$0	$1,468,314	($1,468,314)	$0	
092 & 094	Water & Sewer Utility	87940 - Mandated Program Costs	$86,700	$182,070	$0	$0	$0	$23,460	$0	$15,300	$0	$5,100	$0	$0	$312,630	($312,630)	$0	
092 & 094	**Water & Sewer Utility**	**3 Mat/Serv/Sup**	**$205,938**	**$416,160**	**$425,282**	**$1,310,969**	**$831,777**	**$950,930**	**$10,200**	**$334,971**	**$498,289**	**$46,293**	**$0**	**$0**	**$5,030,809**	**($4,695,443)**	**$335,366**	
092 & 094	Water & Sewer Utility	87880 - Resources: Non-Joint Powers Author	$0	$0	$41,359,137	$0	$0	$0	$0	$0	$0	$0	$0	$0	$41,359,137	($41,359,137)	$0	
092 & 094	Water & Sewer Utility	87920 - Right of Way Rental Expense	$0	$0	$0	$0	$0	$3,479,260	$0	$2,536,140	$0	$0	$0	$0	$6,015,400	($6,015,400)	$0	
092 & 094	Water & Sewer Utility	87960 - Generation & Pumping Expense	$0	$0	$0	$0	$0	$1,500,063	$0	$0	$0	$147,900	$0	$0	$1,647,963	($1,647,963)	$0	
092 & 094	Water & Sewer Utility	87980 - Resources - Joint Powers Authority	$0	$0	$0	$0	$0	$0	$0	$404,726	$0	$0	$27,628,388	$0	$28,033,114	($28,033,114)	$0	
092 & 094	**Water & Sewer Utility**	**4 Resource/Product**	**$0**	**$0**	**$41,359,137**	**$0**	**$0**	**$4,979,323**	**$0**	**$2,940,866**	**$0**	**$147,900**	**$27,628,388**	**$0**	**$77,055,614**	**($77,055,614)**	**$0**	
092 & 094	Water & Sewer Utility	87640 - Vehicle Equipment Maintenance	$0	$0	$0	$74,684	$336,525	$270,954	$0	$15,936	$3,255	$271,657	$0	$0	$973,011	$0	$973,011	
092 & 094	Water & Sewer Utility	87650 - Technical Services Maintenance	$718,328	$0	$0	$0	$0	$0	$0	$617,371	$0	$0	$0	$0	$1,335,699	$0	$1,335,699	
092 & 094	Water & Sewer Utility	87660 - Workers Comp Insurance	$21,471	$1,529	$1,120	$8,480	$19,492	$16,767	$1,913	$13,155	$12,647	$9,609	$705	$1,235	$108,123	$0	$108,123	
092 & 094	Water & Sewer Utility	87680 - Unemployment Insurance	$855	$61	$45	$338	$776	$667	$76	$524	$503	$382	$28	$49	$4,304	$0	$4,304	
092 & 094	Water & Sewer Utility	87740 - Vehicle Equipment Amortization	$0	$0	$0	$87,569	$455,663	$309,073	$0	$13,087	$5,387	$408,572	$0	$0	$1,279,351	($1,279,351)	$0	
092 & 094	Water & Sewer Utility	87750 - Communi Equipment Amortization	$24,185	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$24,185	$0	$24,185	
092 & 094	Water & Sewer Utility	87840 - Insurance And Surety Bonds	$0	$0	$0	$68,661	$0	$0	$0	$0	$293,549	$0	$0	$0	$362,210	$0	$362,210	
092 & 094	Water & Sewer Utility	87994 - Services from Other Funds-CAP	$0	$0	$0	$0	$0	$3,694,822	$0	$0	$0	$0	$1,836,276	$0	$5,531,098	$0	$5,531,098	
092 & 094	Water & Sewer Utility	88040 - Capital Outlay >=$5,000	$153,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$153,000	($153,000)	$0	
092 & 094	Water & Sewer Utility	89953 - Trs Out - CIP	$131,592	$0	$0	$0	$220,500	$0	$0	$6,867	$0	$0	$0	$0	$358,959	($358,959)	$0	
092 & 094	Water & Sewer Utility	89991 - Intra Trs Out - CIP	$5,175,000	$0	$0	$0	$0	$0	$0	$0	$0	$15,216,632	$0	$0	$20,391,632	($20,391,632)	$0	
092 & 094	Water & Sewer Utility	89992 - Intra Trs Out - Debt	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
092 & 094	**Water & Sewer Utility**	**5 Interfund Services**	**$6,224,431**	**$1,590**	**$1,165**	**$239,732**	**$1,032,956**	**$4,292,283**	**$1,989**	**$666,940**	**$315,341**	**$15,906,852**	**$1,837,009**	**$1,284**	**$30,521,572**	**($22,182,942)**	**$8,338,630**	
Subtotal			**$9,620,000**	**$618,710**	**$41,931,264**	**$2,701,366**	**$4,579,001**	**$12,747,078**	**$122,921**	**$5,792,229**	**$2,700,010**	**$17,444,576**	**$29,553,880**	**$171,794**	**$127,982,829**	**($103,933,999)**	**$24,048,830**	

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Water and Sewer

Calculation of Uniform Fully-Burdened Hourly Rate

Description	Total	Notes
Divisional Expenses	$24,048,830	
Direct Hours	90,218	[b]
Total	**$267**	

Full Cost Factors for Hourly Rate Buildup

Description	Total	Share	Per Hour
Personnel	$15,374,834	64%	$170
Equipment	$0	0%	$0
Materials / Supplies	$3,142,898	13%	$35
Other Costs	$0	0%	$0
Overhead	$5,531,098	23%	$61
Total	**$24,048,830**	**100%**	**$267**

Information Below is for Use if City Desires to Use Positional Hourly Billing Rates

Scenario 1: Uniform Assignment of Materials and Overhead Costs Per Hour

Calculate Benefit Ratio

Salary Accounts	$9,536,405
Benefit Accounts	$5,838,429
Total	0.61

City of Santa Clara
User and Regulatory Fee Study
Hourly Rate Calculation - Water and Sewer

Calculation of Direct Hours Ratio (Billing Factor)

Description	Base Hrs Per FTE	Adjust for Typical Leave	Productive Hours	Direct Hours %	Direct Hours Per FTE	Notes
Hours	2,080	(216)	1,864	66%	1,236	
Direct Hours Bill Factor (For Every $ of Salary Add this amount to account for Direct Hrs v. Total Hrs.)					**1.68**	

Position	Top Step Hrly [c]	Benefits	Subtotal Labor Costs	Adjust for Direct Hours	Total Labor Rate	Add: M'tls / Supplies	Add: Overhead	Total Hourly Rate
Assistant Director of Water and Sewer Utilities	$130	$79	$209	1.68	$351	$35	$61	$448
Assistant Engineer (Civil)	$79	$48	$127	1.68	$213	$35	$61	$309
Assistant Sanitary Sewer Superintendent	$79	$48	$127	1.68	$213	$35	$61	$310
Assistant Water Superintendent	$79	$48	$127	1.68	$213	$35	$61	$310
Associate Engineer	$83	$51	$133	1.68	$224	$35	$61	$321
Code Enforcement Officer	$68	$42	$110	1.68	$185	$35	$61	$281
Code Enforcement Technician	$55	$33	$88	1.68	$148	$35	$61	$244
Compliance Manager	$92	$56	$148	1.68	$249	$35	$61	$345
Director of Water and Sewer Utilities	$163	$100	$263	1.68	$443	$35	$61	$539
Equipment Operator	$59	$36	$95	1.68	$160	$35	$61	$256
Facilities Inspection Supervisor	$73	$45	$118	1.68	$198	$35	$61	$295
Management Analyst	$78	$48	$126	1.68	$213	$35	$61	$309
Office Specialist II/III	$53	$33	$86	1.68	$144	$35	$61	$240
Principal Engineer	$125	$77	$202	1.68	$340	$35	$61	$437
Pump Maintenance Technician	$59	$36	$95	1.68	$160	$35	$61	$256
Senior Engineer (Civil)	$98	$60	$158	1.68	$266	$35	$61	$362
Senior Engineering Technician	$62	$38	$99	1.68	$167	$35	$61	$263
Senior Management Analyst	$86	$53	$139	1.68	$234	$35	$61	$330
Sewer Inspection Technician	$59	$36	$95	1.68	$160	$35	$61	$256
Staff Aide I	$56	$34	$90	1.68	$152	$35	$61	$248
Utilities Conservation Specialist	$62	$38	$99	1.68	$167	$35	$61	$263
Utility Business Systems Manager	$101	$62	$163	1.68	$274	$35	$61	$370
Utility Business Systems Specialist	$73	$45	$118	1.68	$198	$35	$61	$295
Utility Crew Supervisor	$73	$45	$118	1.68	$198	$35	$61	$295
Utility Inspection Technician	$59	$36	$95	1.68	$160	$35	$61	$256
Utility Operations Engineer	$107	$65	$172	1.68	$289	$35	$61	$386
Water and Sewer Maintenance Worker II	$54	$33	$86	1.68	$146	$35	$61	$242
Water and Sewer Operations Manager	$105	$64	$169	1.68	$284	$35	$61	$381
Water and Sewer Superintendent	$95	$58	$153	1.68	$257	$35	$61	$353
Water and Sewer System Operator	$73	$45	$118	1.68	$198	$35	$61	$295
Water Resource Specialist	$71	$44	$115	1.68	$194	$35	$61	$290
Water Service Technician II	$59	$36	$95	1.68	$160	$35	$61	$256

Scenario 2: Assignment of a Common Indirect Rate Factor that Can Be Applied to Base Hourly Wage Rate to Calculate Fully-Burdened Hourly Billing Rate by Position

Description	FTE	Hours Per FTE	Total Hours	Salaries and Wages	Hourly Wage Rate Only	Burdened Hourly Rate	ICR Multiplier	Notes
Total	73.00	2,080	151,840	$10,793,718	$71	$267	3.75	

[a] Source: FY 25/26 Adopted budget.
[b] See worksheet labeled: Allocation of Annual Labor Effort - Water and Sewer.
[c] Source: City of Santa Clara Salary Plans Effective 9/28/2025.

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Water

	Fee Description	Service Time																	
		Assist. Eng'r (Civil)	Assoc Eng'r	Asst Wtr S'prntndt	C'mplce Mgr	Equip Oper'tr	Utility Tech	Office Spec	Mgmt Analyst	Prin. Eng'r	Pump Mtc Tech - Wtr	Util Conserv Spec	Util Ops Eng'r	Sr Wtr Util Eng'r	Util Crew S'prvsr	Wtr Res'rce Spec	Wtr Svc Tech II	Wtr/Swr Maint Wrkr II	Total
	Water Service Installation																		
1	New 1" water service			2.00		18.00									18.00		1.00	36.00	75.00
2	New 1" water service and abandon existing service SFR			2.00		22.00									22.00		1.00	44.00	91.00
3	New 2" water service			2.00		18.00									18.00		1.00	36.00	75.00
4	New 3" water service			3.00		40.00									40.00		1.00	80.00	164.00
5	New 4" water service			3.00		40.00									40.00		1.00	80.00	164.00
6	New 6" water service			3.00		40.00									40.00		1.00	80.00	164.00
7	New 8" water service			3.00		40.00									40.00		1.00	80.00	164.00
	Dual Water Service Installation																		
8	New 4" water service (Dual Meter Service)			3.00		40.00									40.00		1.00	80.00	164.00
9	New 6" water service (Dual Meter Service)			3.00		40.00									40.00		1.00	80.00	164.00
10	New 8" water service (Dual Meter Service)			3.00		40.00									40.00		1.00	80.00	164.00
	Water Service - Meter Device Cost Only																		
11	New 1" water meter - Device Cost Only																		
12	New 1" water meter and backflow preventer - Device Cost Only																		
13	New 1 - 1/2" water meter backflow and preventer - Device Cost Only																		
14	New 2" water meter backflow and preventer - Device Cost Only																		
15	New 3" water meter and backflow preventer - Device Cost Only																		
16	New 4" water meter and backflow preventer - Device Cost Only																		
17	New 6" water meter and backflow preventer - Device Cost Only																		
18	New 8" water meter and backflow preventer - Device Cost Only																		
	Fire Hydrant																		
19	New Fire hydrant			2.00		27.00									27.00		1.00	54.00	111.00
	Fire Service (Installation of fire service line)																		
20	2" fire service			3.00		18.00									18.00		1.00	36.00	76.00
21	4" fire service			3.00		40.00									40.00		1.00	80.00	164.00
22	6" fire service			3.00		40.00									40.00		1.00	80.00	164.00
23	8" fire service			3.00		40.00									40.00		1.00	80.00	164.00
24	10" fire service			3.00		40.00									40.00		1.00	80.00	164.00

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Water

	Fee Description	Estimated Cost of Labor																	
		$309	$321	$310	$345	$256	$256	$240	$309	$437	$256	$263	$386	$386	$295	$290	$256	$242	
		Assist. Eng'r (Civil)	Assoc Eng'r	Asst Wtr S'prntndt	C'mplce Mgr	Equip Oper'tr	Utility Tech	Office Spec	Mgmt Analyst	Prin. Eng'r	Pump Mtc Tech - Wtr	Util Conserv Spec	Util Ops Eng'r	Sr Wtr Util Eng'r	Util Crew S'prvsr	Wtr Res'rce Spec	Wtr Svc Tech II	Wtr/Swr Maint Wrkr II	Labor Cost of Svc
	Water Service Installation																		
1	New 1" water service	$0	$0	$620	$0	$4,608	$0	$0	$0	$0	$0	$0	$0	$0	$5,310	$0	$256	$8,712	$19,506
2	New 1" water service and abandon existing service SFR	$0	$0	$620	$0	$5,632	$0	$0	$0	$0	$0	$0	$0	$0	$6,490	$0	$256	$10,648	$23,646
3	New 2" water service	$0	$0	$620	$0	$4,608	$0	$0	$0	$0	$0	$0	$0	$0	$5,310	$0	$256	$8,712	$19,506
4	New 3" water service	$0	$0	$930	$0	$10,240	$0	$0	$0	$0	$0	$0	$0	$0	$11,800	$0	$256	$19,360	$42,586
5	New 4" water service	$0	$0	$930	$0	$10,240	$0	$0	$0	$0	$0	$0	$0	$0	$11,800	$0	$256	$19,360	$42,586
6	New 6" water service	$0	$0	$930	$0	$10,240	$0	$0	$0	$0	$0	$0	$0	$0	$11,800	$0	$256	$19,360	$42,586
7	New 8" water service	$0	$0	$930	$0	$10,240	$0	$0	$0	$0	$0	$0	$0	$0	$11,800	$0	$256	$19,360	$42,586
	Dual Water Service Installation																		
8	New 4" water service (Dual Meter Service)	$0	$0	$930	$0	$10,240	$0	$0	$0	$0	$0	$0	$0	$0	$11,800	$0	$256	$19,360	$42,586
9	New 6" water service (Dual Meter Service)	$0	$0	$930	$0	$10,240	$0	$0	$0	$0	$0	$0	$0	$0	$11,800	$0	$256	$19,360	$42,586
10	New 8" water service (Dual Meter Service)	$0	$0	$930	$0	$10,240	$0	$0	$0	$0	$0	$0	$0	$0	$11,800	$0	$256	$19,360	$42,586
	Water Service - Meter Device Cost Only																		
11	New 1" water meter - Device Cost Only	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
12	New 1" water meter and backflow preventer - Device Cost Only	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
13	New 1 - 1/2" water meter backflow and preventer - Device Cost Only	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
14	New 2" water meter backflow and preventer - Device Cost Only	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
15	New 3" water meter and backflow preventer - Device Cost Only	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
16	New 4" water meter and backflow preventer - Device Cost Only	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
17	New 6" water meter and backflow preventer - Device Cost Only	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
18	New 8" water meter and backflow preventer - Device Cost Only	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Fire Hydrant																		
19	New Fire hydrant	$0	$0	$620	$0	$6,912	$0	$0	$0	$0	$0	$0	$0	$0	$7,965	$0	$256	$13,068	$28,821
	Fire Service (Installation of fire service line)																		
20	2" fire service	$0	$0	$930	$0	$4,608	$0	$0	$0	$0	$0	$0	$0	$0	$5,310	$0	$256	$8,712	$19,816
21	4" fire service	$0	$0	$930	$0	$10,240	$0	$0	$0	$0	$0	$0	$0	$0	$11,800	$0	$256	$19,360	$42,586
22	6" fire service	$0	$0	$930	$0	$10,240	$0	$0	$0	$0	$0	$0	$0	$0	$11,800	$0	$256	$19,360	$42,586
23	8" fire service	$0	$0	$930	$0	$10,240	$0	$0	$0	$0	$0	$0	$0	$0	$11,800	$0	$256	$19,360	$42,586
24	10" fire service	$0	$0	$930	$0	$10,240	$0	$0	$0	$0	$0	$0	$0	$0	$11,800	$0	$256	$19,360	$42,586

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Water

	Fee Description		Meter	Backflow	Other Materials	Equip Cost	Total M'tls & Equip		Total Cost of Svc	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change %	Proposed Fee Change $	Notes
	Water Service Installation															
1	New 1" water service	+	$0	$0	$1,492	$3,678	$5,171	=	$24,677	$23,981	97%	$24,677	100%	3%	$696	
2	New 1" water service and abandon existing service SFR	+	$0	$0	$2,568	$4,390	$6,958	=	$30,605	$29,747	97%	$30,604	100%	3%	$857	
3	New 2" water service	+	$0	$0	$4,535	$3,678	$8,213	=	$27,719	$26,952	97%	$27,719	100%	3%	$767	
4	New 3" water service	+	$0	$0	$7,775	$6,244	$14,019	=	$56,605	$55,028	97%	$56,605	100%	3%	$1,577	
5	New 4" water service	+	$0	$0	$9,318	$8,425	$17,744	=	$60,330	$58,665	97%	$60,330	100%	3%	$1,665	
6	New 6" water service	+	$0	$0	$9,643	$8,425	$18,068	=	$60,654	$58,982	97%	$60,654	100%	3%	$1,672	
7	New 8" water service	+	$0	$0	$11,110	$8,425	$19,535	=	$62,121	$60,415	97%	$62,121	100%	3%	$1,706	
	Dual Water Service Installation															
8	New 4" water service (Dual Meter Service)	+	$0	$0	$15,367	$8,425	$23,792	=	$66,378	$64,571	97%	$66,378	100%	3%	$1,807	
9	New 6" water service (Dual Meter Service)	+	$0	$0	$17,384	$8,425	$25,809	=	$68,396	$66,541	97%	$68,395	100%	3%	$1,854	
10	New 8" water service (Dual Meter Service)	+	$0	$0	$22,224	$8,425	$30,650	=	$73,236	$71,266	97%	$73,236	100%	3%	$1,970	
	Water Service - Meter Device Cost Only															
11	New 1" water meter - Device Cost Only	+	$239	$0	$0	$0	$239	=	$239	$232	97%	$239	100%	3%	$7	
12	New 1" water meter and backflow preventer - Device Cost Only	+	$239	$427	$0	$0	$666	=	$666	$649	97%	$665	100%	2%	$16	
13	New 1 - 1/2" water meter backflow and preventer - Device Cost Only	+	$681	$1,142	$0	$0	$1,823	=	$1,823	$1,779	98%	$1,823	100%	2%	$44	
14	New 2" water meter backflow and preventer - Device Cost Only	+	$1,061	$1,142	$0	$0	$2,203	=	$2,203	$2,149	98%	$2,202	100%	2%	$53	
15	New 3" water meter and backflow preventer - Device Cost Only	+	$3,111	$2,448	$0	$0	$5,559	=	$5,559	$5,427	98%	$5,559	100%	2%	$132	
16	New 4" water meter and backflow preventer - Device Cost Only	+	$4,445	$2,893	$0	$0	$7,339	=	$7,339	$7,165	98%	$7,338	100%	2%	$173	
17	New 6" water meter and backflow preventer - Device Cost Only	+	$10,724	$4,520	$0	$0	$15,244	=	$15,244	$14,884	98%	$15,244	100%	2%	$360	
18	New 8" water meter and backflow preventer - Device Cost Only	+	$12,687	$8,488	$0	$0	$21,174	=	$21,174	$20,674	98%	$21,174	100%	2%	$500	
	Fire Hydrant															
19	New Fire hydrant	+	$0	$0	$11,861	$5,860	$17,720	=	$46,542	$45,281	97%	$46,541	100%	3%	$1,260	
	Fire Service (Installation of fire service line)															
20	2" fire service	+	$0	$0	$2,276	$3,678	$5,954	=	$25,770	$25,043	97%	$25,770	100%	3%	$727	
21	4" fire service	+	$0	$0	$8,470	$8,425	$16,895	=	$59,482	$57,836	97%	$59,481	100%	3%	$1,645	
22	6" fire service	+	$0	$0	$9,236	$8,425	$17,661	=	$60,248	$58,585	97%	$60,247	100%	3%	$1,662	
23	8" fire service	+	$0	$0	$10,284	$8,425	$18,709	=	$61,295	$59,607	97%	$61,295	100%	3%	$1,688	
24	10" fire service	+	$0	$0	$13,052	$8,425	$21,477	=	$64,064	$62,311	97%	$64,063	100%	3%	$1,752	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Water

	Fee Description	Service Time																	
		Assist. Eng'r (Civil)	Assoc Eng'r	Asst Wtr S'prntndt	C'mplce Mgr	Equip Oper'tr	Utility Tech	Office Spec	Mgmt Analyst	Prin. Eng'r	Pump Mtc Tech - Wtr	Util Conserv Spec	Util Ops Eng'r	Sr Wtr Util Eng'r	Util Crew S'prvsr	Wtr Res'rce Spec	Wtr Svc Tech II	Wtr/Swr Maint Wrkr II	Total
	Fire Service Upgrade (Upgrade device to DCDA or RPDA)																		
25	2" fire service			2.00		9.00									9.00		1.00	18.00	39.00
26	4" fire service			2.00		18.00									18.00		1.00	36.00	75.00
27	6" fire service			2.00		18.00									18.00		1.00	36.00	75.00
28	8" fire service			2.00		18.00									18.00		1.00	36.00	75.00
29	10" fire service			2.00		18.00									18.00		1.00	36.00	75.00
	Fire Service - Cost of Backflow Preventer - device cost only																		
30	2" DCDA																		
31	4" DCDA																		
32	6" DCDA																		
33	8" DCDA																		
34	10" DCDA																		
35	2" RPDA																		
36	4" RPDA																		
37	6" RPDA																		
38	8" RPDA																		
39	10" RPDA																		
40	Fire Hydrant Flow Test		1.00								1.50			1.00				3.00	6.50
41	Portable hydrant meter and Deposit (Includes cost of RP backflow)																		
	a) Portable hydrant meter and Deposit																2.00		2.00
	b) Water Use Deposit																		
	c) Hydrant Meter Unreported Consumption Late Fee							1.00	1.00										
42	Recycled hydrant meter and Deposit (Includes cost of RP backflow)																		
	a) Portable hydrant meter and Deposit																2.00		2.00
	b) Water Use Deposit																		
	c) Hydrant Meter Unreported Consumption Late Fee							1.00	1.00										
43	Water meter test																3.75		3.75

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Water

		Estimated Cost of Labor																	
		$309	$321	$310	$345	$256	$256	$240	$309	$437	$256	$263	$386	$386	$295	$290	$256	$242	
	Fee Description	Assist. Eng'r (Civil)	Assoc Eng'r	Asst Wtr S'prntndt	C'mplce Mgr	Equip Oper'tr	Utility Tech	Office Spec	Mgmt Analyst	Prin. Eng'r	Pump Mtc Tech - Wtr	Util Conserv Spec	Util Ops Eng'r	Sr Wtr Util Eng'r	Util Crew S'prvsr	Wtr Res'rce Spec	Wtr Svc Tech II	Wtr/Swr Maint Wrkr II	Labor Cost of Svc
	Fire Service Upgrade (Upgrade device to DCDA or RPDA)																		
25	2" fire service	$0	$0	$620	$0	$2,304	$0	$0	$0	$0	$0	$0	$0	$0	$2,655	$0	$256	$4,356	$10,191
26	4" fire service	$0	$0	$620	$0	$4,608	$0	$0	$0	$0	$0	$0	$0	$0	$5,310	$0	$256	$8,712	$19,506
27	6" fire service	$0	$0	$620	$0	$4,608	$0	$0	$0	$0	$0	$0	$0	$0	$5,310	$0	$256	$8,712	$19,506
28	8" fire service	$0	$0	$620	$0	$4,608	$0	$0	$0	$0	$0	$0	$0	$0	$5,310	$0	$256	$8,712	$19,506
29	10" fire service	$0	$0	$620	$0	$4,608	$0	$0	$0	$0	$0	$0	$0	$0	$5,310	$0	$256	$8,712	$19,506
	Fire Service - Cost of Backflow Preventer - device cost only																		
30	2" DCDA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
31	4" DCDA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
32	6" DCDA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
33	8" DCDA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
34	10" DCDA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
35	2" RPDA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
36	4" RPDA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
37	6" RPDA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
38	8" RPDA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
39	10" RPDA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
40	Fire Hydrant Flow Test	$0	$321	$0	$0	$0	$0	$0	$0	$0	$384	$0	$0	$386	$0	$0	$0	$726	$1,817
41	Portable hydrant meter and Deposit (Includes cost of RP backflow)																		
	a) Portable hydrant meter and Deposit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$513	$0	$513
	b) Water Use Deposit																		
	c) Hydrant Meter Unreported Consumption Late Fee	$0	$0	$0	$0	$0	$0	$240	$309	$0	$0	$0	$0	$0	$0	$0	$0	$0	$549
42	Recycled hydrant meter and Deposit (Includes cost of RP backflow)																		
	a) Portable hydrant meter and Deposit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$513	$0	$513
	b) Water Use Deposit																		
	c) Hydrant Meter Unreported Consumption Late Fee	$0	$0	$0	$0	$0	$0	$240	$309	$0	$0	$0	$0	$0	$0	$0	$0	$0	$549
43	Water meter test	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$962	$0	$962

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Water

	Fee Description		Meter	Backflow	Other Materials	Equip Cost	Total M'tls & Equip		Total Cost of Svc	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change %	Proposed Fee Change $	Notes
	Fire Service Upgrade (Upgrade device to DCDA or RPDA)															
25	2" fire service	+	$0	$0	$394	$1,283	$1,677	=	$11,869	$11,526	97%	$11,868	100%	3%	$342	
26	4" fire service	+	$0	$0	$2,108	$2,566	$4,674	=	$24,180	$23,497	97%	$24,180	100%	3%	$683	
27	6" fire service	+	$0	$0	$2,305	$2,566	$4,871	=	$24,377	$23,690	97%	$24,377	100%	3%	$687	
28	8" fire service	+	$0	$0	$2,536	$2,566	$5,102	=	$24,608	$23,914	97%	$24,608	100%	3%	$694	
29	10" fire service	+	$0	$0	$3,532	$2,566	$6,098	=	$25,604	$24,887	97%	$25,604	100%	3%	$717	
	Fire Service - Cost of Backflow Preventer - device cost only															
30	2" DCDA	+	$0	$1,142	$0	$0	$1,142	=	$1,142	$1,114	98%	$1,141	100%	2%	$27	
31	4" DCDA	+	$0	$3,585	$0	$0	$3,585	=	$3,585	$3,500	98%	$3,585	100%	2%	$85	
32	6" DCDA	+	$0	$5,361	$0	$0	$5,361	=	$5,361	$5,233	98%	$5,361	100%	2%	$128	
33	8" DCDA	+	$0	$9,973	$0	$0	$9,973	=	$9,973	$9,737	98%	$9,972	100%	2%	$235	
34	10" DCDA	+	$0	$14,346	$0	$0	$14,346	=	$14,346	$14,006	98%	$14,346	100%	2%	$340	
35	2" RPDA	+	$0	$1,142	$0	$0	$1,142	=	$1,142	$1,114	98%	$1,141	100%	2%	$27	
36	4" RPDA	+	$0	$4,913	$0	$0	$4,913	=	$4,913	$4,797	98%	$4,913	100%	2%	$116	
37	6" RPDA	+	$0	$7,693	$0	$0	$7,693	=	$7,693	$7,510	98%	$7,693	100%	2%	$183	
38	8" RPDA	+	$0	$14,649	$0	$0	$14,649	=	$14,649	$14,302	98%	$14,648	100%	2%	$346	
39	10" RPDA	+	$0	$19,326	$0	$0	$19,326	=	$19,326	$18,870	98%	$19,326	100%	2%	$456	
40	Fire Hydrant Flow Test	+	$0	$0	$0	$365	$365	=	$2,182	$2,136	98%	$2,182	100%	2%	$46	
41	Portable hydrant meter and Deposit (Includes cost of RP backflow)															
	a) Portable hydrant meter and Deposit	+	$0	$0	$181	$3,436	$3,618	=	$4,131	$4,032	98%	$4,130	100%	2%	$98	
	b) Water Use Deposit									n/a - new	n/a - new	$1,600				
	c) Hydrant Meter Unreported Consumption Late Fee	+	$0	$0	$0	$0	$0	=	$549	n/a - new	n/a - new	$250	46%	n/a - new	n/a - new	
42	Recycled hydrant meter and Deposit (Includes cost of RP backflow)															
	a) Portable hydrant meter and Deposit	+	$0	$0	$181	$3,436	$3,618	=	$4,131	$4,032	98%	$4,130	100%	2%	$98	
	b) Water Use Deposit									n/a - new	n/a - new	$1,600				
	c) Hydrant Meter Unreported Consumption Late Fee	+	$0	$0	$0	$0	$0	=	$549	n/a - new	n/a - new	$250	46%	n/a - new	n/a - new	
43	Water meter test	+	$0	$0	$0	$0	$0	=	$962	$517	54%	$528	55%	2%	$11	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Water

	Fee Description	Service Time																	
		Assist. Eng'r (Civil)	Assoc Eng'r	Asst Wtr S'prntndt	C'mplce Mgr	Equip Oper'tr	Utility Tech	Office Spec	Mgmt Analyst	Prin. Eng'r	Pump Mtc Tech - Wtr	Util Conserv Spec	Util Ops Eng'r	Sr Wtr Util Eng'r	Util Crew S'prvsr	Wtr Res'rce Spec	Wtr Svc Tech II	Wtr/Swr Maint Wrkr II	Total
44	**Utility Engineering Plan Review**																		
	Utility Engineering Plan Check for SFH Remodel (per plan set) - includes 3 checks		2.00																2.00
	Utility Engineering Plan Check for Projects up to $25,000 (per plan set) - includes 3 checks	1.00								0.25				2.00					3.25
	Utility Engineering Plan Check for Projects over $25,000 (per sheet) - includes 3 checks		2.50							0.50				5.00					8.00
	Utility Engineering Plan Check (per plan set for Projects up to $25K and per sheet for Projects over $25K - 4th and subsequent review		1.00											1.00					2.00
45	**Utility Engineering Inspection**																		
	$0-$15K (Use this fee for all SFH remodels)			0.50			2.00												2.50
	$15,001-$25K			1.00			4.00												5.00
	$25,001-$50K			2.00			9.00												11.00
	$50,001-$100K			4.00			20.00												24.00
	$101K-$200K			4.00			25.00												29.00
	$201K-$500K			4.00			44.00												48.00
	$501K-$1M			4.00			85.00												89.00
	>$1M - base fee			4.00			100.00												104.00
	>$1M; fee for each additional $500K of fraction thereof			4.00			27.50												31.50
46	Water Efficiency Review											1.00							1.00
47	Water Supply Assessment Preparation				25.00											25.00			50.00
48	Supplemental Assessment Preparation				16.00											16.00			32.00
49	Water reconnection fee - standard service reconnection																1.00		1.00
50	Water meter replacement/reconnection fee due to meter tampering/illegal access																2.00		2.00
51	Water Service Abandonment (2" and smaller)			1.00		9.00									9.00			18.00	37.00
52	Water Service Abandonment (3" and larger)			1.00		18.00									18.00			36.00	73.00
53	Water service relocation																		

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Water

	Fee Description	Assist. Eng'r (Civil)	Assoc Eng'r	Asst Wtr S'prntndt	C'mplce Mgr	Equip Oper'tr	Utility Tech	Office Spec	Mgmt Analyst	Prin. Eng'r	Pump Mtc Tech - Wtr	Util Conserv Spec	Util Ops Eng'r	Sr Wtr Util Eng'r	Util Crew S'prvsr	Wtr Res'rce Spec	Wtr Svc Tech II	Wtr/Swr Maint Wrkr II	Labor Cost of Svc
	Estimated Cost of Labor	$309	$321	$310	$345	$256	$256	$240	$309	$437	$256	$263	$386	$386	$295	$290	$256	$242	
44	**Utility Engineering Plan Review**																		
	Utility Engineering Plan Check for SFH Remodel (per plan set) - includes 3 checks	$0	$642	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$642
	Utility Engineering Plan Check for Projects up to $25,000 (per plan set) - includes 3 checks	$309	$0	$0	$0	$0	$0	$0	$0	$109	$0	$0	$0	$772	$0	$0	$0	$0	$1,190
	Utility Engineering Plan Check for Projects over $25,000 (per sheet) - includes 3 checks	$0	$803	$0	$0	$0	$0	$0	$0	$219	$0	$0	$0	$1,930	$0	$0	$0	$0	$2,951
	Utility Engineering Plan Check (per plan set for Projects up to $25K and per sheet for Projects over $25K - 4th and subsequent review	$0	$321	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$386	$0	$0	$0	$0	$707
45	**Utility Engineering Inspection**																		
	$0-$15K (Use this fee for all SFH remodels)	$0	$0	$155	$0	$0	$512	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$667
	$15,001-$25K	$0	$0	$310	$0	$0	$1,024	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,334
	$25,001-$50K	$0	$0	$620	$0	$0	$2,304	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,924
	$50,001-$100K	$0	$0	$1,240	$0	$0	$5,120	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,360
	$101K-$200K	$0	$0	$1,240	$0	$0	$6,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,640
	$201K-$500K	$0	$0	$1,240	$0	$0	$11,264	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,504
	$501K-$1M	$0	$0	$1,240	$0	$0	$21,760	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$23,000
	>$1M - base fee	$0	$0	$1,240	$0	$0	$25,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26,840
	>$1M; fee for each additional $500K of fraction thereof	$0	$0	$1,240	$0	$0	$7,040	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,280
46	Water Efficiency Review	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$263	$0	$0	$0	$0	$0	$0	$263
47	Water Supply Assessment Preparation	$0	$0	$0	$8,625	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,250	$0	$0	$15,875
48	Supplemental Assessment Preparation	$0	$0	$0	$5,520	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,640	$0	$0	$10,160
49	Water reconnection fee - standard service reconnection	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$256	$0	$256
50	Water meter replacement/reconnection fee due to meter tampering/illegal access	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$513	$0	$513
51	Water Service Abandonment (2" and smaller)	$0	$0	$310	$0	$2,304	$0	$0	$0	$0	$0	$0	$0	$0	$2,655	$0	$0	$4,356	$9,625
52	Water Service Abandonment (3" and larger)	$0	$0	$310	$0	$4,608	$0	$0	$0	$0	$0	$0	$0	$0	$5,310	$0	$0	$8,712	$18,940
53	Water service relocation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Water

	Fee Description		Meter	Backflow	Other Materials	Equip Cost	Total M'tls & Equip		Total Cost of Svc	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change %	Proposed Fee Change $	Notes
44	**Utility Engineering Plan Review**															
	Utility Engineering Plan Check for SFH Remodel (per plan set) - includes 3 checks	+	$0	$0	$52	$0	$52	=	$694	$687	99%	$693	100%	1%	$6	
	Utility Engineering Plan Check for Projects up to $25,000 (per plan set) - includes 3 checks	+	$0	$0	$52	$0	$52	=	$1,242	$1,220	98%	$1,242	100%	2%	$22	
	Utility Engineering Plan Check for Projects over $25,000 (per sheet) - includes 3 checks	+	$0	$0	$52	$0	$52	=	$3,003	$2,949	98%	$3,002	100%	2%	$53	
	Utility Engineering Plan Check (per plan set for Projects up to $25K and per sheet for Projects over $25K - 4th and subsequent review	+	$0	$0	$52	$0	$52	=	$759	$746	98%	$758	100%	2%	$12	
45	**Utility Engineering Inspection**															
	$0-$15K (Use this fee for all SFH remodels)	+	$0	$0	$0	$0	$0	=	$667	$648	97%	$667	100%	3%	$19	
	$15,001-$25K	+	$0	$0	$0	$0	$0	=	$1,334	$1,298	97%	$1,334	100%	3%	$36	
	$25,001-$50K	+	$0	$0	$0	$0	$0	=	$2,924	$2,848	97%	$2,924	100%	3%	$76	
	$50,001-$100K	+	$0	$0	$0	$0	$0	=	$6,360	$6,197	97%	$6,360	100%	3%	$163	
	$101K-$200K	+	$0	$0	$0	$0	$0	=	$7,640	$7,449	98%	$7,640	100%	3%	$191	
	$201K-$500K	+	$0	$0	$0	$0	$0	=	$12,504	$12,208	98%	$12,504	100%	2%	$296	
	$501K-$1M	+	$0	$0	$0	$0	$0	=	$23,000	$22,478	98%	$23,000	100%	2%	$522	
	>$1M - base fee	+	$0	$0	$0	$0	$0	=	$26,840	$26,235	98%	$26,840	100%	2%	$605	
	>$1M; fee for each additional $500K of fraction thereof	+	$0	$0	$0	$0	$0	=	$8,280	$8,076	98%	$8,280	100%	3%	$204	
46	Water Efficiency Review	+	$0	$0	$0	$0	$0	=	$263	$252	96%	$263	100%	4%	$11	
47	Water Supply Assessment Preparation	+	$0	$0	$0	$0	$0	=	$15,875	$15,421	97%	$15,875	100%	3%	$454	
48	Supplemental Assessment Preparation	+	$0	$0	$0	$0	$0	=	$10,160	$9,869	97%	$10,160	100%	3%	$291	
49	Water reconnection fee - standard service reconnection	+	$0	$0	$0	$184	$184	=	$441	$277	63%	$283	64%	2%	$6	
50	Water meter replacement/reconnection fee due to meter tampering/illegal access	+	$0	$0	$0	$184	$184	=	$697	$505	72%	$516	74%	2%	$11	
51	Water Service Abandonment (2" and smaller)	+	$0	$0	$0	$1,283	$1,283	=	$10,908	$10,594	97%	$10,907	100%	3%	$313	
52	Water Service Abandonment (3" and larger)	+	$0	$0	$1,798	$2,565	$4,363	=	$23,303	$22,646	97%	$23,303	100%	3%	$657	
53	Water service relocation	+	$0	$0	$0	$0	$0	=	$0	$8,101		$8,277		2%	$176	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Water

	Fee Description	Service Time																	
		Assist. Eng'r (Civil)	Assoc Eng'r	Asst Wtr S'prntndt	C'mplce Mgr	Equip Oper'tr	Utility Tech	Office Spec	Mgmt Analyst	Prin. Eng'r	Pump Mtc Tech - Wtr	Util Conserv Spec	Util Ops Eng'r	Sr Wtr Util Eng'r	Util Crew S'prvsr	Wtr Res'rce Spec	Wtr Svc Tech II	Wtr/Swr Maint Wrkr II	Total
	Field Marking - Water																		
54	Up to 50 ft. of excavation						1.00	0.25											1.25
55	Over 50 ft. - each additional 50 ft. or fraction thereof of excavation						0.50												0.50
56	Field marking required outside scope of initial request (e.g., field marking identified or requested while in the field) - each additional 50 ft. or fraction thereof, beyond scope of initial request						0.67	0.08											0.75
	Field Marking - Recycled Water																		
57	Up to 50 ft. of excavation						1.00	0.25											1.25
58	Over 50 ft. - each additional 50 ft. or fraction thereof of excavation						0.50												0.50
59	Field marking required outside scope of initial request (e.g., field marking identified or requested while in the field) - each additional 50 ft. or fraction thereof, beyond scope of initial request						0.67	0.08											0.75
	Water and Fire Service Tap																		
60	Water and Fire Service Tap (2" and smaller)		1.00				1.00	0.50											2.50
61	Water and Fire Service Tap (4",6", and 8")		1.00				1.00	0.50											2.50
62	Water and Fire Service Tap (10", and 12")		1.00				1.00	0.50											2.50
	Insertion Valve Installation																		
63	4" Valve			2.00		9.00	1.00								9.00			18.00	39.00
64	6" Valve			2.00		9.00	1.00								9.00			18.00	39.00
65	8" Valve			2.00		9.00	1.00								9.00			18.00	39.00
66	10" Valve			2.00		9.00	1.00								9.00			18.00	39.00
67	12" Valve			2.00		9.00	1.00								9.00			18.00	39.00
68	4" Valve (Excavation Included)			4.00		18.00	1.00								18.00			36.00	77.00
69	6" Valve (Excavation Included)			4.00		18.00	1.00								18.00			36.00	77.00
70	8" Valve (Excavation Included)			4.00		18.00	1.00								18.00			36.00	77.00
71	10" Valve (Excavation Included)			4.00		18.00	1.00								18.00			36.00	77.00
72	12" Valve (Excavation Included)			4.00		18.00	1.00								18.00			36.00	77.00
73	Project Clearance Committee / Utility Engineering / Subcommittee Review	0.50								3.00									3.50
74	Hold Harmless Agreement	2.00						2.00											4.00
75	Recycled Water Site Survey Non-Compliance Follow-up				1.00			1.00											2.00

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Water

	Fee Description	Assist. Eng'r (Civil) $309	Assoc Eng'r $321	Asst Wtr S'prntndt $310	C'mplce Mgr $345	Equip Oper'tr $256	Utility Tech $256	Office Spec $240	Mgmt Analyst $309	Prin. Eng'r $437	Pump Mtc Tech - Wtr $256	Util Conserv Spec $263	Util Ops Eng'r $386	Sr Wtr Util Eng'r $386	Util Crew S'prvsr $295	Wtr Res'rce Spec $290	Wtr Svc Tech II $256	Wtr/Swr Maint Wrkr II $242	Labor Cost of Svc
		Estimated Cost of Labor																	
	Field Marking - Water																		
54	Up to 50 ft. of excavation	$0	$0	$0	$0	$0	$256	$60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$316
55	Over 50 ft. - each additional 50 ft. or fraction thereof of excavation	$0	$0	$0	$0	$0	$128	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$128
56	Field marking required outside scope of initial request (e.g., field marking identified or requested while in the field) - each additional 50 ft. or fraction thereof, beyond scope of initial request	$0	$0	$0	$0	$0	$171	$20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$191
	Field Marking - Recycled Water																		
57	Up to 50 ft. of excavation	$0	$0	$0	$0	$0	$256	$60	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$316
58	Over 50 ft. - each additional 50 ft. or fraction thereof of excavation	$0	$0	$0	$0	$0	$128	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$128
59	Field marking required outside scope of initial request (e.g., field marking identified or requested while in the field) - each additional 50 ft. or fraction thereof, beyond scope of initial request	$0	$0	$0	$0	$0	$171	$20	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$191
	Water and Fire Service Tap																		
60	Water and Fire Service Tap (2" and smaller)	$0	$321	$0	$0	$0	$256	$120	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$697
61	Water and Fire Service Tap (4",6", and 8")	$0	$321	$0	$0	$0	$256	$120	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$697
62	Water and Fire Service Tap (10", and 12")	$0	$321	$0	$0	$0	$256	$120	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$697
	Insertion Valve Installation																		
63	4" Valve	$0	$0	$620	$0	$2,304	$256	$0	$0	$0	$0	$0	$0	$0	$2,655	$0	$0	$4,356	$10,191
64	6" Valve	$0	$0	$620	$0	$2,304	$256	$0	$0	$0	$0	$0	$0	$0	$2,655	$0	$0	$4,356	$10,191
65	8" Valve	$0	$0	$620	$0	$2,304	$256	$0	$0	$0	$0	$0	$0	$0	$2,655	$0	$0	$4,356	$10,191
66	10" Valve	$0	$0	$620	$0	$2,304	$256	$0	$0	$0	$0	$0	$0	$0	$2,655	$0	$0	$4,356	$10,191
67	12" Valve	$0	$0	$620	$0	$2,304	$256	$0	$0	$0	$0	$0	$0	$0	$2,655	$0	$0	$4,356	$10,191
68	4" Valve (Excavation Included)	$0	$0	$1,240	$0	$4,608	$256	$0	$0	$0	$0	$0	$0	$0	$5,310	$0	$0	$8,712	$20,126
69	6" Valve (Excavation Included)	$0	$0	$1,240	$0	$4,608	$256	$0	$0	$0	$0	$0	$0	$0	$5,310	$0	$0	$8,712	$20,126
70	8" Valve (Excavation Included)	$0	$0	$1,240	$0	$4,608	$256	$0	$0	$0	$0	$0	$0	$0	$5,310	$0	$0	$8,712	$20,126
71	10" Valve (Excavation Included)	$0	$0	$1,240	$0	$4,608	$256	$0	$0	$0	$0	$0	$0	$0	$5,310	$0	$0	$8,712	$20,126
72	12" Valve (Excavation Included)	$0	$0	$1,240	$0	$4,608	$256	$0	$0	$0	$0	$0	$0	$0	$5,310	$0	$0	$8,712	$20,126
73	Project Clearance Committee / Utility Engineering / Subcommittee Review	$155	$0	$0	$0	$0	$0	$0	$0	$1,311	$0	$0	$0	$0	$0	$0	$0	$0	$1,466
74	Hold Harmless Agreement	$618	$0	$0	$0	$0	$0	$480	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,098
75	Recycled Water Site Survey Non-Compliance Follow-up	$0	$0	$0	$345	$0	$0	$240	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$585

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Water

	Fee Description		Meter	Backflow	Other Materials	Equip Cost	Total M'tls & Equip		Total Cost of Svc	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change %	Proposed Fee Change $	Notes
	Field Marking - Water															
54	Up to 50 ft. of excavation	+	$0	$0	$0	$0	$0	=	$316	$307	97%	$316	100%	3%	$9	
55	Over 50 ft. - each additional 50 ft. or fraction thereof of excavation	+	$0	$0	$0	$0	$0	=	$128	$125	98%	$128	100%	2%	$3	
56	Field marking required outside scope of initial request (e.g., field marking identified or requested while in the field) - each additional 50 ft. or fraction thereof, beyond scope of initial request	+	$0	$0	$0	$0	$0	=	$191	n/a - new	n/a - new	$190	100%	n/a - new	n/a - new	
	Field Marking - Recycled Water															
57	Up to 50 ft. of excavation	+	$0	$0	$0	$0	$0	=	$316	$307	97%	$316	100%	3%	$9	
58	Over 50 ft. - each additional 50 ft. or fraction thereof of excavation	+	$0	$0	$0	$0	$0	=	$128	$125	98%	$128	100%	2%	$3	
59	Field marking required outside scope of initial request (e.g., field marking identified or requested while in the field) - each additional 50 ft. or fraction thereof, beyond scope of initial request	+	$0	$0	$0	$0	$0	=	$191	n/a - new	n/a - new	$190	100%	n/a - new	n/a - new	
	Water and Fire Service Tap															
60	Water and Fire Service Tap (2" and smaller)	+	$0	$0	$0	$530	$530	=	$1,227	$1,201	98%	$1,227	100%	2%	$26	
61	Water and Fire Service Tap (4",6", and 8")	+	$0	$0	$0	$678	$678	=	$1,375	$1,345	98%	$1,374	100%	2%	$29	
62	Water and Fire Service Tap (10", and 12")	+	$0	$0	$0	$1,149	$1,149	=	$1,846	$1,806	98%	$1,846	100%	2%	$40	
	Insertion Valve Installation															
63	4" Valve	+	$0	$0	$4,102	$2,784	$6,887	=	$17,078	$16,612	97%	$17,077	100%	3%	$465	
64	6" Valve	+	$0	$0	$5,042	$2,784	$7,826	=	$18,017	$17,530	97%	$18,017	100%	3%	$487	
65	8" Valve	+	$0	$0	$5,864	$2,784	$8,649	=	$18,840	$18,333	97%	$18,839	100%	3%	$506	
66	10" Valve	+	$0	$0	$9,549	$2,784	$12,334	=	$22,525	$21,931	97%	$22,524	100%	3%	$593	
67	12" Valve	+	$0	$0	$11,364	$2,784	$14,149	=	$24,340	$23,703	97%	$24,339	100%	3%	$636	
68	4" Valve (Excavation Included)	+	$0	$0	$4,102	$5,569	$9,671	=	$29,797	$28,970	97%	$29,797	100%	3%	$827	
69	6" Valve (Excavation Included)	+	$0	$0	$5,042	$5,569	$10,610	=	$30,736	$29,887	97%	$30,736	100%	3%	$849	
70	8" Valve (Excavation Included)	+	$0	$0	$5,864	$5,569	$11,433	=	$31,559	$30,690	97%	$31,558	100%	3%	$868	
71	10" Valve (Excavation Included)	+	$0	$0	$9,549	$5,569	$15,118	=	$35,244	$34,289	97%	$35,244	100%	3%	$955	
72	12" Valve (Excavation Included)	+	$0	$0	$11,364	$5,569	$16,933	=	$37,059	$36,061	97%	$37,059	100%	3%	$998	
73	Project Clearance Committee / Utility Engineering / Subcommittee Review	+	$0	$0	$0	$0	$0	=	$1,466	$1,438	98%	$1,465	100%	2%	$27	
74	Hold Harmless Agreement	+	$0	$0	$0	$0	$0	=	$1,098	$1,076	98%	$1,098	100%	2%	$22	
75	Recycled Water Site Survey Non-Compliance Follow-up	+	$0	$0	$0	$0	$0	=	$585	n/a - new	n/a - new	$250	43%	n/a - new	n/a - new	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Water

		Service Time																
	Fee Description	Assist. Eng'r (Civil)	Assoc Eng'r	Asst Wtr S'prntndt	C'mplce Mgr	Equip Oper'tr	Utility Tech	Office Spec	Mgmt Analyst	Prin. Eng'r	Pump Mtc Tech - Wtr	Util Conserv Spec	Util Ops Eng'r	Sr Wtr Util Eng'r	Util Crew S'prvsr	Wtr Res'rce Spec	Wtr Svc Tech II	Wtr/Swr Maint Wrkr II	Total
	Fire Flow (Hydraulic Model)																	
76	Single Family Homes (SFH)	1.00											1.00					2.00
77	Others, Excluding SFH	1.00											2.00	1.00				4.00
78	Development Impact Analysis	1.00											2.00	3.00				6.00
	Water Service Upgrade of Existing Service excluding Device Cost																	
79	5/8" x 3/4" water services and backflow preventer			2.00		9.00									9.00		1.00	18.00	39.00
80	1" water service and backflow preventer			2.00		9.00									9.00		1.00	18.00	39.00
81	1 - 1/2" water service and backflow preventer			2.00		9.00									9.00		1.00	18.00	39.00
82	2" water service and backflow preventer			2.00		9.00									9.00		1.00	18.00	39.00
83	3" water service and backflow preventer			2.00		9.00									9.00		1.00	18.00	39.00

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Water

		Estimated Cost of Labor																	
		$309	$321	$310	$345	$256	$256	$240	$309	$437	$256	$263	$386	$386	$295	$290	$256	$242	
	Fee Description	Assist. Eng'r (Civil)	Assoc Eng'r	Asst Wtr S'prntndt	C'mplce Mgr	Equip Oper'tr	Utility Tech	Office Spec	Mgmt Analyst	Prin. Eng'r	Pump Mtc Tech - Wtr	Util Conserv Spec	Util Ops Eng'r	Sr Wtr Util Eng'r	Util Crew S'prvsr	Wtr Res'rce Spec	Wtr Svc Tech II	Wtr/Swr Maint Wrkr II	Labor Cost of Svc
	Fire Flow (Hydraulic Model)																		
76	Single Family Homes (SFH)	$309	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$386	$0	$0	$0	$0	$0	$695
77	Others, Excluding SFH	$309	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$772	$386	$0	$0	$0	$0	$1,467
78	Development Impact Analysis	$309	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$772	$1,158	$0	$0	$0	$0	$2,239
	Water Service Upgrade of Existing Service excluding Device Cost																		
79	5/8" x 3/4" water services and backflow preventer	$0	$0	$620	$0	$2,304	$0	$0	$0	$0	$0	$0	$0	$0	$2,655	$0	$256	$4,356	$10,191
80	1" water service and backflow preventer	$0	$0	$620	$0	$2,304	$0	$0	$0	$0	$0	$0	$0	$0	$2,655	$0	$256	$4,356	$10,191
81	1 - 1/2" water service and backflow preventer	$0	$0	$620	$0	$2,304	$0	$0	$0	$0	$0	$0	$0	$0	$2,655	$0	$256	$4,356	$10,191
82	2" water service and backflow preventer	$0	$0	$620	$0	$2,304	$0	$0	$0	$0	$0	$0	$0	$0	$2,655	$0	$256	$4,356	$10,191
83	3" water service and backflow preventer	$0	$0	$620	$0	$2,304	$0	$0	$0	$0	$0	$0	$0	$0	$2,655	$0	$256	$4,356	$10,191

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Water

	Fee Description		Meter	Backflow	Other Materials	Equip Cost	Total M'tls & Equip		Total Cost of Svc	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change %	Proposed Fee Change $	Notes
	Fire Flow (Hydraulic Model)															
76	Single Family Homes (SFH)	+	$0	$0	$418	$0	$418	=	$1,113	$959	86%	$1,006	90%	5%	$47	
77	Others, Excluding SFH	+	$0	$0	$1,031	$0	$1,031	=	$2,498	$1,404	56%	$1,474	59%	5%	$70	
78	Development Impact Analysis	+	$0	$0	$1,031	$0	$1,031	=	$3,270	$2,139	65%	$2,245	69%	5%	$106	
	Water Service Upgrade of Existing Service excluding Device Cost															
79	5/8" x 3/4" water services and backflow preventer	+	$0	$0	$352	$1,283	$1,636	=	$11,827	$11,486	97%	$11,827	100%	3%	$341	
80	1" water service and backflow preventer	+	$0	$0	$352	$1,283	$1,636	=	$11,827	$11,486	97%	$11,827	100%	3%	$341	
81	1 - 1/2" water service and backflow preventer	+	$0	$0	$392	$1,283	$1,676	=	$11,867	$11,524	97%	$11,867	100%	3%	$343	
82	2" water service and backflow preventer	+	$0	$0	$392	$1,283	$1,676	=	$11,867	$11,524	97%	$11,867	100%	3%	$343	
83	3" water service and backflow preventer	+	$0	$0	$787	$1,283	$2,071	=	$12,262	$11,910	97%	$12,262	100%	3%	$352	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Sewer

	Fee Description	Service Time								
		Asst Swr S'prntndt	Code Enforce Tech	Equip Oper'tr	Utility Tech	Staff Aide	Office Spec	Util Crew S'prvsr	Wtr/Swr Maint Wrkr II	Total
	Sewer Lateral Cleanout									
1	Sewer Lateral Cleanout - 4 inch lateral	2.00		9.00	1.00			9.00	18.00	39.00
2	Sewer Lateral Cleanout - 6 inch lateral or larger	2.00		9.00	1.00			9.00	18.00	39.00
3	Cleanout box only								4.00	4.00
	Sewer Lateral Installation									
4	4" Sewer Lateral Installation			36.80				36.80	110.40	184.00
5	6" Sewer Lateral Installation			36.80				36.80	110.40	184.00
6	8" Sewer Lateral Installation			36.80				36.80	110.40	184.00
	Sewer Lateral Video Inspection									
7	Sewer Lateral Video inspection							2.00	2.00	4.00
	Encroachment Permit: Field Marking-Sanitary Sewer									
8	Up to 50 ft. of excavation				1.00		0.25			1.25
9	Over 50 ft. - each additional 50 ft. or fraction thereof of excavation				0.50					0.50
	Fats, Oil and Grease (FOG)									
10	FOG Plan Review and Inspection Fee (Building Permits)		12.00							12.00
	Short Term Industrial Wastewater Discharge Request									
11	Application Fee for Short Term Industrial Wastewater Discharge Request					2.00				2.00
12	Short Term Industrial Wastewater Discharge Request									

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Sewer

	Fee Description	Asst Swr S'prntndt $310	Code Enforce Tech $244	Equip Oper'tr $256	Utility Tech $256	Staff Aide $248	Office Spec $240	Util Crew S'prvsr $295	Wtr/Swr Maint Wrkr II $242	Labor Cost of Svc		Mat'ls & Equip Cost		Total Cost of Svc
		Estimated Cost of Labor												
	Sewer Lateral Cleanout													
1	Sewer Lateral Cleanout - 4 inch lateral	$620	$0	$2,304	$256	$0	$0	$2,655	$4,356	$10,191	+	$1,693	=	$11,884
2	Sewer Lateral Cleanout - 6 inch lateral or larger	$620	$0	$2,304	$256	$0	$0	$2,655	$4,356	$10,191	+	$1,875	=	$12,066
3	Cleanout box only	$0	$0	$0	$0	$0	$0	$0	$968	$968	+	$121	=	$1,089
	Sewer Lateral Installation													
4	4" Sewer Lateral Installation	$0	$0	$9,421	$0	$0	$0	$10,856	$26,717	$46,994	+	$0	=	$46,994
5	6" Sewer Lateral Installation	$0	$0	$9,421	$0	$0	$0	$10,856	$26,717	$46,994	+	$0	=	$46,994
6	8" Sewer Lateral Installation	$0	$0	$9,421	$0	$0	$0	$10,856	$26,717	$46,994	+	$0	=	$46,994
	Sewer Lateral Video Inspection													
7	Sewer Lateral Video inspection	$0	$0	$0	$0	$0	$0	$590	$484	$1,074	+	$0	=	$1,074
	Encroachment Permit: Field Marking-Sanitary Sewer													
8	Up to 50 ft. of excavation	$0	$0	$0	$256	$0	$60	$0	$0	$317	+	$0	=	$317
9	Over 50 ft. - each additional 50 ft. or fraction thereof of excavation	$0	$0	$0	$128	$0	$0	$0	$0	$128	+	$0	=	$128
	Fats, Oil and Grease (FOG)													
10	FOG Plan Review and Inspection Fee (Building Permits)	$0	$2,928	$0	$0	$0	$0	$0	$0	$2,928	+	$0	=	$2,928
	Short Term Industrial Wastewater Discharge Request													
11	Application Fee for Short Term Industrial Wastewater Discharge Request	$0	$0	$0	$0	$496	$0	$0	$0	$496	+	$0	=	$496
12	Short Term Industrial Wastewater Discharge Request													

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Sewer

	Fee Description	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change %	Proposed Fee Change $	Notes
	Sewer Lateral Cleanout							
1	Sewer Lateral Cleanout - 4 inch lateral	$2,507	21%	$2,632	22%	5%	$125	
2	Sewer Lateral Cleanout - 6 inch lateral or larger	$11,829	98%	$12,066	100%	2%	$237	
3	Cleanout box only	$391	36%	$410	38%	5%	$19	
	Sewer Lateral Installation							
4	4" Sewer Lateral Installation	$45,667	97%	$46,993	100%	3%	$1,326	
5	6" Sewer Lateral Installation	$45,667	97%	$46,993	100%	3%	$1,326	
6	8" Sewer Lateral Installation	$45,667	97%	$46,993	100%	3%	$1,326	
	Sewer Lateral Video Inspection							
7	Sewer Lateral Video inspection	$525	49%	$551	51%	5%	$26	
	Encroachment Permit: Field Marking-Sanitary Sewer							
8	Up to 50 ft. of excavation	$307	97%	$316	100%	3%	$9	
9	Over 50 ft. - each additional 50 ft. or fraction thereof of excavation	$125	97%	$128	100%		$3	
	Fats, Oil and Grease (FOG)							
10	FOG Plan Review and Inspection Fee (Building Permits)	$2,819	96%	$2,928	100%			
	Short Term Industrial Wastewater Discharge Request							
11	Application Fee for Short Term Industrial Wastewater Discharge Request	$476	96%	$496	100%	n/a - new	n/a - new	
12	Short Term Industrial Wastewater Discharge Request	($5.29 / HCF or $7.07 / 1000 gal)		($5.29 / HCF or $7.07 / 1000 gal)		0%	$0	

City of Santa Clara
User and Regulatory Fee Study
Cost of Service Calculation - Sewer

		Service Time			Cost of Service									
					$256	$242								
	Fee Description	Pump Mtc Tech - Solar	Wtr /Swr Maint Worker II	Total	Pump Mtc Tech - Solar	Wtr /Swr Maint Worker II	Total	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change %	Proposed Fee Change $	Notes
1	Solar Pool Heating System Installation Fee													
	a) Base Fee	24.00	48.00	72.00	$6,144	$11,616	$17,760	$5,510	31%	$5,785	33%	5%	$275	
	b) Per Panel	1.50	3.00	4.50	$384	$726	$1,110	$319	29%	$334	30%	5%	$15	
2	Solar domestic hot water installation fee													
	a) Single-family							Actual Cost		Actual Cost				
	b) Multi-family							Actual Cost		Actual Cost				
3	Solar Domestic Hot Water System Panel Removal & Replacement Fee - per panel	8.00	8.00	16.00	$2,048	$1,936	$3,984	$644	16%	$676	17%	5%	$32	
4	Solar pool heating system system panel removal and replacement fee - per panel	8.00	8.00	16.00	$2,048	$1,936	$3,984	$391	10%	$410	10%	5%	$19	

City of Santa Clara
The Center of What's Possible



FY 2026/27 Proposed Municipal Fee Schedule

April 21, 2026

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Table of Contents

	Page
Reader's Guide	2
List of Separately Published Fee Schedules	5
Fees Included in this Document:	
Citywide	1 – 1
City Clerk	2 – 1
City Manager	3 – 1
Community Development:	
Building	4 – 1
Housing and Community Services	5 – 1
Planning	6 – 1
Electric Utility	7 – 1
Finance	8 – 1
Fire	9 – 1
Library	10 – 1
Parks and Recreation:	
Cemetery	11 – 1
Recreation	12 – 1
Police	13 – 1
Public Works:	
Engineering	14 – 1
Street	15 – 1
Water and Sewer Utilities	16 – 1
Alphabetical Listing by Fee	17 – 1
Resolution	1

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Reader's Guide

The purpose of this Reader's Guide is to make the City of Santa Clara FY 2026/27 Municipal Fee Schedule easier to review. The Reader's Guide highlights information contained in this document, defines terminology used in column headers, and briefly explains how voter approved Proposition 26 impacts the Schedule.

Fees, rates, and charges are intended to encompass all charges established by license, permit fees, utility charges, refuse collection and any other charges for goods and services and use of City-owned or operated facilities. Certain fees omitted from the Municipal Fee Schedule are published separately and noted on page V of this schedule. Such fees and charges published separately are unique because they are mandated by external agencies or because they receive special attention and review from City Council prior to adoption.

A comprehensive listing of the City's fees, rates, and charges, arranged in sections by department make up the City of Santa Clara Municipal Fee Schedule. During an annual review, each department recommends appropriate adjustments after considering the total costs to the City for each service provided. Costs include (1) personnel time (providing the service and collecting data), (2) equipment used, (3) material, service and supply costs, (4) department and City-wide overhead, and (5) any other costs that may be incurred that are directly related to the specific fees, rates or charges. Periodically, the City will contract with an outside consultant to perform a comprehensive review/study of fees. For FY 2026/27, ClearSource Financial Consulting completed a Cost of Services (User Fee) Study. Please note that all fees included in this Fee Schedule are rounded down to the nearest nickel.

Proposition 26

Proposition 26, passed by voters on November 2, 2010, is a constitutional amendment that introduces, for the first time, a definition of what constitutes a local tax:

As used in this section, "tax" means any levy, charge, or exaction of any kind imposed by a local government…

Under this definition, many requirements imposed by a local government that results in the local government receiving revenues are considered local taxes. This means that local government would need to obtain majority approval of the voters if the revenues are to be used for general governmental purpose and by two-thirds of voters if used for a specific purpose. In contrast, a fee may be adopted by a majority vote of City Council. There are seven (7) exceptions to this amendment under Proposition 26:

1. **Special Benefit or Privilege:** A charge imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege.

2. **Government Service or Product:** A charge imposed for specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product.

3. **Licenses and Permits:** A charge imposed for the reasonable regulatory costs to a local government for issuing licenses and permits, performing investigations, inspections, and audits, enforcing agricultural marketing orders, and the administrative enforcement and adjudication thereof.

4. **Local Government Property:** A charge imposed for entrance to or use of local government property, or the purchase, rental or lease of a local government property.

5. **Fines and Penalties:** A fine, penalty, or other monetary charge imposed by the judicial branch of government or a local government, as a result of a violation of law.

6. **Property Development:** A charge imposed as a condition of property development.

7. **The Prop 218 Exception:** Provides that property assessment and property-related fees that are already subject to the approval requirements of Proposition 218 are not taxes. Common examples include water and sewer rates and special district assessments such as Landscape and Lighting District Act assessments.

All fees, rates, and charges have been reviewed by the City Attorney’s Office and meet one or more of the exceptions to Proposition 26, or are not subject to Proposition 26.

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Column Descriptors

1. **Description of Fee, Rate, or Charge:** Identifies the nature of the fee, rate, or charge.

2. **Current Fee and Period:** Identifies the current cost associated with the fee, rate, or charge.

3. **Technology Fee:** Identifies whether or not the Technology Fee applies.

4. **Charging Dept/Div:** City Department/Division responsible for initiating the fee, rate, or charge.

   Collecting Dept/Div: City Department/Division assigned to collect the fee, rate, or charge.

5. **Date Fee Last Changed:** The date the fee was last updated by ordinance and/or resolution.

6. **Fee Detail:**

   Objective: The reasoning as to why the City collects the fee, rate, or charge. This schedule may identify one or more of the following classifications: (1) Recover Cost, (2) User Tax, (3) User Fee, (4) Penalty, (5) Compliance, and (6) Impact Development Fee.

   Prop 26 Exception: Identifies exception classification for the fee, rate, or charge. The reader will see numbers 1-7, or a combination of 1-7, as some fees, rates, and charges fall under multiple classifications. N/A signifies the fee, rate, or charge is not a fee imposed exclusively by local government.

   Full Cost: Summarizes both direct and indirect costs associated with the fee, rate, or charge. If no cost is provided, the basis for the charge is defined either by ordinance or resolution, calculated separately based on individual circumstances, or established by an outside entity.

7. **Comments:** Identifies special notes related to the specific fee, rate, or charge.

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

The Following is a List of Separately Published Fee Schedules.
These Schedules Are Not Included in This Document.
Copies of These Documents Can Be Found in the City Clerk's Office Located at City Hall.

Electric Utility Department
- Electric Rates

Parks and Recreation Department
- Class Rates

Public Works Department
- Clean-Up Campaign Rates
- Garbage / Rubbish / Recycle Rates
- Household Hazardous Waste Rates

Water and Sewer Utilities Department
- Sewer Rates
- Recycled Water Rates
- Water Rates

Taxable items are subject to applicable sales taxes at prevailing tax rates.

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Municipal Fee Schedule

Citywide

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Citywide **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Copy Fee Public	$ 0.20 per page	No	**Charged by:** Citywide **Collected by:** Citywide	**Date** 6/10/2008 **Res. No.** 08-7525	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 0.20	Copies of Statements of Economic Interest (Form 700) and Campaign Statements are 10 cents per page for copies.	Unchanged - Refer to Current Fee	
CD / DVD Materials	$ 3.00 per CD / DVD	No	**Charged by:** Citywide **Collected by:** Citywide	**Date** 6/10/2008 **Res. No.** 08-7525	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 3.00		Unchanged - Refer to Current Fee	
Payment Default Fee (includes NSF check, direct payment decline, default credit card charge)	$ 25.00	No	**Charged by:** Citywide **Collected by:** Citywide	**Date** 7/16/2019 **Ord. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 5 **Full Cost:** $ 25.00	CA Civil Code 1719	Unchanged - Refer to Current Fee	
Technology Fee	3.37% of applicable fees	Yes	**Charged by:** Citywide **Collected by:** Citywide	**Date** 7/16/2019 **Ord. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** varies		Unchanged - Refer to Current Fee	
Subpoena Fees All Employees (deposit)	$ 275.00	No	**Charged by:** Citywide **Collected by:** Citywide	**Date** 4/22/2014 **Ord. No.** **Other (specify):** CMD 17	**Objective:** Compliance **Prop 26 Exception:** N/A * **Full Cost:** N/A		Unchanged - Refer to Current Fee	

* Note: N/A here signifies the fee, rate, or charge is not a fee imposed exclusively by local government.

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Citywide **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Jury Fees Federal District Court	$ 30.00 per day and IRS Business Mileage Rate	No	**Charged by:** Citywide **Collected by:** Citywide	**Date** 6/12/2001 **Ord. No.** **Other (specify):** CMD 25	**Objective:** Recover Cost **Prop 26 Exception:** N/A * **Full Cost:** N/A		Unchanged - Refer to Current Fee	
Credit Card Convenience Fee	Fees assessed by third-party vendors to use credit card / other payment types	No	**Charged by:** Citywide **Collected by:** Citywide	**Date** 12/3/2024 **Res. No.** 24-9402	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** varies	See note [a]	Unchanged - Refer to Current Fee	

* Note: N/A here signifies the fee, rate, or charge is not a fee imposed exclusively by local government.

[a] Credit Card transaction limits: minimum of $5, maximum of $7,500 for residential, and maximum of $100,000 for commercial customer payments. Maximum limit does not apply to Cemetery and Industrial customers. Pursuant to Resolution No. 24-9402 adopted on 12/3/2024.



Municipal Fee Schedule

City Clerk

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: City Clerk's Office **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Lobbying Activities Annual Registration Fee	$ 773.00	No	**Charged by:** City Clerk's Office **Collected by:** City Clerk's Office	**Date** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 3 **Full Cost:** $ 786.25	Annual registration is due by January 15th of a given year.	Unchanged - Refer to Current Fee	
Lobbying Activities Prorated Registration Fee	$ 364.00	No	**Charged by:** City Clerk's Office **Collected by:** City Clerk's Office	**Date** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 3 **Full Cost:** $ 370.00	Persons registering for the first time after June 30th of a given year.	Unchanged - Refer to Current Fee	
Lobbying Activities Amended Registration Fee	$ 182.00	No	**Charged by:** City Clerk's Office **Collected by:** City Clerk's Office	**Date** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 3 **Full Cost:** $ 185.00	Lobbyists with a change to registration information shall file an amended registration within fifteen (15) days of such change if he or she has accepted a new client for compensation in excess of five hundred dollars ($500.00).	Unchanged - Refer to Current Fee	
Lobbying Activities Client Registration Fee	$ 136.00 per client	No	**Charged by:** City Clerk's Office **Collected by:** City Clerk's Office	**Date** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 3 **Full Cost:** $ 138.75		Unchanged - Refer to Current Fee	
Lobbying Activities Delinquent Fee (Non-Compliance Fine)	$ 25.00 per day	No	**Charged by:** City Clerk's Office **Collected by:** City Clerk's Office	**Date** 12/5/2017 **Res. No.** 17-8483 **O. No.:** 1949 **O. Date:** 1/12/2016	**Objective:** Recover Cost Penalty **Prop 26 Exception:** 5 **Full Cost:** $ 25.00	Up to a maximum of $500.00	Unchanged - Refer to Current Fee	

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Municipal Fee Schedule

City Manager

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: City Manager's Office **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
No-Fee Parade Permit For Santa Clara non-profit organizations	No Fee	No	**Charged by:** City Manager's Office **Collected by:** City Manager's Office	**Date** 9/18/2018 **Res. No.** 18-8606	**Objective:** **Prop 26 Exception:** **Full Cost:** $ 692.42	See Resolution No. 18-8606	Unchanged - Refer to Current Fee	

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Municipal Fee Schedule

Community Development

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Building **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
MINOR RESIDENTIAL COMBINATION PERMIT FEES								
A/C (with or w/o Furnace) - Relocation	$ 397.00	Yes	**Charged by:** Building Division **Collected by:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 407.72	Additional fees apply (e.g., permit issuance fee and technology fee)	$ 407.00	2.5%
A/C (with or w/o Furnace) - Same Location	$ 159.00	Yes	**Charged by:** Building Division **Collected by:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 162.67	Additional fees apply (e.g., permit issuance fee and technology fee)	$ 162.00	1.9%
Bathroom Remodel (like for like)	$ 238.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 244.00	Additional fees apply (e.g., permit issuance fee and technology fee)	$ 244.00	2.5%
Foundation Repair / Seismic Upgrade	$ 357.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 366.00	Additional fees apply (e.g., permit issuance fee and technology fee)	$ 366.00	2.5%
Furnace Replacement - Relocation	$ 397.00	Yes	**Charged by:** Building Division **Collected by:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 407.72	Additional fees apply (e.g., permit issuance fee and technology fee)	$ 407.00	2.5%
Furnace Replacement - Same Location	$ 238.00	Yes	**Charged by:** Building Division **Collected by:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 244.00	Additional fees apply (e.g., permit issuance fee and technology fee)	$ 244.00	2.5%
Photovoltaic - Residential 15KW or less Per KW above 15	 $ 450.00 $ 15.00	 Yes Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 6/22/2021 **Res. No.** 21-8981	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** Set by State	See Gov't Code 66015	Unchanged - Refer to Current Fee Unchanged - Refer to Current Fee	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Building **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
New Tankless Water Heater	$ 319.00	Yes	**Charged by:** Building Division **Collected by:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 325.33	Additional fees apply (e.g., permit issuance fee and technology fee)	$ 325.00	1.9%
Water Heater - Relocate Existing Water Heater	$ 319.00	Yes	**Charged by:** Building Division **Collected by:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 325.33	Additional fees apply (e.g., permit issuance fee and technology fee)	$ 325.00	1.9%
Permit Issuance Fee	$ 98.00	Yes	**Charged by:** Building Division **Collected by:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 101.67		$ 101.00	3.1%
Technology Fee	3.37% of Building Permit Fee, Electrical Permit Fee, Plumbing Permit Fee, Mechanical Permit Fee, Plan Check, and Other Applicable Fees as Stated in the "Technology Fee" Column	No	**Charged by:** Building Division **Collected by:** Building Division	**Date:** 7/16/2019 **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** 3.37%		Unchanged - Refer to Current Fee	
General Plan / Advanced Planning Surcharge	12.39% of Building Permit and Plan Check Fees	No	**Charged by:** Planning Division **Collected by:** Building Division	**Date:** 7/16/2019 **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** 12.39%		Unchanged - Refer to Current Fee	
Building Conformance Fee	Valuation x $0.00032	No	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 6/22/2021 **Res. No.** 21-8981	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** Valuation x $0.00032		Unchanged - Refer to Current Fee	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Building **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
3-B ELECTRICAL PERMIT FEES SYSTEM FEE SCHEDULE			**Charged By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
New Buildings or Alterations			**Collected By:**					
Commercial Buildings per sq. ft.	$ 0.33	Yes	Building Division		**Full Cost:** $ 0.34		$ 0.30	-9.4%
Residential Buildings per sq. ft.	$ 0.24	Yes			**Full Cost:** $ 0.24		Unchanged - Refer to Current Fee	
New garages, carports and accessory buildings per sq. ft.	$ 0.09	Yes			**Full Cost:** $ 0.10		$ 0.10	7.8%
Private Swimming Pools For new private, in-ground swimming pools for single-family and multi-family occupancies	$ 357.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 366.00		$ 366.00	2.5%
Outdoor Events For electric generators and electrically driven rides	$ 357.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 366.00		$ 366.00	2.5%
For mechanically driven rides and walk-through attractions or displays having electric lighting	$ 357.00	Yes	Building Division		**Full Cost:** $ 366.00		$ 366.00	2.5%
For a system of area and booth lighting	$ 357.00	Yes			**Full Cost:** $ 366.00		$ 366.00	2.5%
Temporary Power Service For a temporary service power pole or pedestal-mounted receptacle outlets and appurtenances	$ 357.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 366.00		$ 366.00	2.5%
For a temporary distribution system and temp lighting and receptacle outlets for construction sites, decorative lights, Christmas tree sales lots, fireworks stands, etc.	$ 357.00	Yes			**Full Cost:** $ 366.00		$ 366.00	2.5%
UNIT FEE SCHEDULE			**Charged By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 3			
Receptacle, Switch and Lighting Outlets			**Collected By:**					
First 20, each	$ 3.96	Yes	Building Division		**Full Cost:** $ 4.07		$ 4.00	0.9%
Additional fixtures, each	$ 2.98	Yes			**Full Cost:** $ 3.05		$ 3.00	0.6%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Building **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Lighting Fixtures First 20 fixtures, each	$ 3.96	Yes	**Charged By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 3 **Full Cost:** $ 4.07		$ 4.00	0.9%
Additional fixtures, each	$ 2.98	Yes	**Collected By:** Building Division		**Full Cost:** $ 3.05		$ 3.00	0.6%
For pole or platform-mounted lighting fixtures, each	$ 7.00	Yes			**Full Cost:** $ 8.13		$ 8.00	14.3%
For theatrical-type lighting fixtures or assemblies, each	$ 7.00	Yes			**Full Cost:** $ 8.13		$ 8.00	14.3%
Residential Appliances For fixed residential appliances or receptacle outlets, each	$ 23.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/18/2023 **Res. No.** 23-9221	**Objective:** Recover Cost **Prop 26 Exception:** 1, 3 **Full Cost:** $ 24.40		$ 24.00	4.3%
Power Apparatus Up to and including 1, each	$ 39.00	Yes	**Charged By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 40.67		$ 40.00	2.6%
Over 1 and not over 10, each	$ 58.00	Yes	**Collected By:** Building Division		**Full Cost:** $ 61.00		$ 61.00	5.2%
Over 10 and not over 50, each	$ 98.00	Yes			**Full Cost:** $ 101.67		$ 101.00	3.1%
Over 50 and not over 100, each	$ 119.00	Yes			**Full Cost:** $ 122.00		$ 122.00	2.5%
Over 100, each	$ 158.00	Yes			**Full Cost:** $ 162.67		$ 162.00	2.5%
Busways For trolley and plug-in-type busways, each 100 feet	$ 98.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 101.67		$ 101.00	3.1%
Signs, Outline Lighting and Marquees For signs, outline lighting systems or marquees supplies from one branch circuit	$ 98.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 101.67		$ 101.00	3.1%
For additional branch circuits with the same sign, outline lighting system or marquee	$ 78.00	Yes			**Full Cost:** $ 81.33		$ 81.00	3.8%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Building **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Services For services of 600 volts or less and not over 200 amperes in rating, each	$ 158.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 162.67		$ 162.00	2.5%
For services of 600 volts or less and over 200 amperes to 1,000 amperes in rating, each	$ 277.00	Yes			**Full Cost:** $ 284.67		$ 284.00	2.5%
For services over 600 volts or over 1,000 amperes in rating, each	$ 416.00	Yes			**Full Cost:** $ 427.00		$ 427.00	2.6%
Miscellaneous Apparatus, Conduits, and Conductors For electrical apparatus, conduits, and conductors for which a permit is required but for which no fee is herein set forth	$ 98.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 101.67		$ 101.00	3.1%
3-C MECHANICAL PERMIT FEES NEW BUILDINGS			**Charged By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
New Commercial buildings, per sq. ft.	$ 0.28	Yes	**Collected By:** Building Division		**Full Cost:** $ 0.29		$ 0.25	-10.5%
New Residential buildings, per sq. ft.	$ 0.09	Yes			**Full Cost:** $ 0.10		$ 0.10	7.8%
UNIT FEE SCHEDULE			**Charged By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
Furnaces For installation or relocation of forced-air or gravity-type furnace, up to and including 100,000 Btu/h	$ 297.00	Yes	**Collected By:** Building Division		**Full Cost:** $ 305.00		$ 305.00	2.7%
For installation or relocation or forced-air or gravity-type furnace, over 100,000 Btu/h	$ 297.00	Yes			**Full Cost:** $ 305.00		$ 305.00	2.7%
For installation or relocation of each floor furnace	$ 297.00	Yes			**Full Cost:** $ 305.00		$ 305.00	2.7%
For installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit	$ 297.00	Yes			**Full Cost:** $ 305.00		$ 305.00	2.7%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Building **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Appliance Vents For the installation, relocation or replacement of each appliance vent not included in an appliance permit	$ 476.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 488.00		$ 488.00	2.5%
Repairs or Additions For the repair or, alteration of, or additional to each	$ 476.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 488.00		$ 488.00	2.5%
Boilers, Compressors and Absorption Systems			**Charged By:** Building Division	**Date:** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
Up to and including 3 horsepower or up to and including 100,000 Btu/h	$ 416.00	Yes	**Collected By:** Building Division	**Res. No.** 25-9437	**Full Cost:** $ 427.00		$ 427.00	2.6%
Over 3 horsepower to and including 15 horsepower or over 100,000 Btu/h to and including 500,000 Btu/h	$ 476.00	Yes			**Full Cost:** $ 488.00		$ 488.00	2.5%
Over 15 to and including 30 horsepower or over 500,000 to and including 1,000,000 Btu/h	$ 515.00	Yes			**Full Cost:** $ 528.67		$ 528.00	2.5%
Over 30 to and including 50 horsepower or over 1,000,000 to and including 1,750,000 Btu/h	$ 574.00	Yes			**Full Cost:** $ 589.67		$ 589.00	2.6%
Over 50 horsepower or over 1,750,000 Btu/h	$ 634.00	Yes			**Full Cost:** $ 650.67		$ 650.00	2.5%
Air Handlers Each unit up to and including 10,000 cubic feet per minute	$ 316.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 325.33		$ 325.00	2.8%
Each unit Over 10,000 cfm	$ 476.00	Yes			**Full Cost:** $ 488.00		$ 488.00	2.5%
Evaporative Coolers For each evaporative cooler other than portable type	$ 476.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 488.00		$ 488.00	2.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Building **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Ventilation and Exhaust For each ventilation fan connected to a single duct	$ 98.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 101.67		$ 101.00	3.1%
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	$ 178.00	Yes			**Full Cost:** $ 183.00		$ 183.00	2.8%
For the installation of each hood which is served by mechanical exhaust	$ 476.00	Yes			**Full Cost:** $ 488.00		$ 488.00	2.5%
Incinerators For the installation or relocation of each domestic-type incinerator	$ 238.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 244.00		$ 244.00	2.5%
For the installation or relocation of each commercial or industrial-type incinerator	$ 476.00	Yes			**Full Cost:** $ 488.00		$ 488.00	2.5%
Miscellaneous For each appliance or piece of equipment regulated by the Mechanical Code but not classified in other appliance categories	$ 476.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 488.00		$ 488.00	2.5%
3-C PLUMBING PERMIT FEES NEW BUILDINGS			**Charged By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
New Commercial buildings, per sq. ft.	$ 0.22	Yes	**Collected By:** Building Division		**Full Cost:** $ 0.22		$ 0.20	-8.0%
New Residential buildings, per sq. ft.	$ 0.09	Yes			**Full Cost:** $ 0.10		$ 0.10	7.8%
UNIT FEE SCHEDULE			**Charged By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
Fixtures and Vents For each plumbing fixture or trap or set of fixtures on one trap	$ 238.00	Yes	**Collected By:** Building Division		**Full Cost:** $ 244.00		$ 244.00	2.5%
For repair or alteration of drainage or vent piping, each fixture	$ 238.00	Yes			**Full Cost:** $ 244.00		$ 244.00	2.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Building **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
<u>Sewers, Disposal Systems and Interceptors</u>			**Charged By:** Building Division	**Date:** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
For each building sewer and each trailer park sewer	$ 238.00	Yes	**Collected By:** Building Division	**Res. No.** 25-9437	**Full Cost:** $ 244.00		$ 244.00	2.5%
For each cesspool	$ 98.00	Yes			**Full Cost:** $ 101.67		$ 101.00	3.1%
For each private sewage disposal system	$ 98.00	Yes			**Full Cost:** $ 101.67		$ 101.00	3.1%
For each industrial waste pretreatment interceptor	$ 238.00	Yes			**Full Cost:** $ 244.00		$ 244.00	2.5%
Rainwater systems - per drain	$ 58.00	Yes			**Full Cost:** $ 61.00		$ 61.00	5.2%
<u>Water Piping and Water Heaters</u>			**Charged By:** Building Division	**Date:** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
For installation, alteration, or repair of water piping and/or water-treating equipment	$ 238.00	Yes	**Collected By:** Building Division	**Res. No.** 25-9437	**Full Cost:** $ 244.00		$ 244.00	2.5%
For each water heater including vent	$ 238.00	Yes			**Full Cost:** $ 244.00		$ 244.00	2.5%
Water Softener	$ 238.00	Yes	**Charged By:** Building Division	**Date:** 4/29/2025	**Objective:** Recover Cost	Additional fees apply (e.g., permit issuance fee and technology fee)	$ 244.00	2.5%
			Collected By: Building Division	**Res. No.** 25-9437	**Prop 26 Exception:** 1, 2 **Full Cost:** $ 244.00			
Water Heater - Same Location (like for like)	$ 238.00	Yes	**Charged By:** Building Division	**Date:** 4/29/2025	**Objective:** Recover Cost	Additional fees apply (e.g., permit issuance fee and technology fee)	$ 244.00	2.5%
			Collected By: Building Division	**Res. No.** 25-9437	**Prop 26 Exception:** 1, 2 **Full Cost:** $ 244.00			
<u>Gas Piping Systems</u>			**Charged By:** Building Division	**Date:** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
For each gas piping system of one to five outlets	$ 158.00	Yes	**Collected By:** Building Division	**Res. No.** 25-9437	**Full Cost:** $ 162.67		$ 162.00	2.5%
For each additional outlet over five	$ 5.00	Yes			**Full Cost:** $ 6.10		$ 6.00	20.0%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Building **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
<u>Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices</u>			**Charged By:** Building Division	**Date:** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
For each lawn sprinkler system on any one meter	$ 238.00	Yes	**Collected By:** Building Division	**Res. No.** 25-9437	**Full Cost:** $ 244.00		$ 244.00	2.5%
For atmospheric-type vacuum breakers or backflow protection 1 to 5 devices	$ 98.00	Yes			**Full Cost:** $ 101.67		$ 101.00	3.1%
Over 5 devices, each	$ 18.00	Yes			**Full Cost:** $ 20.33		$ 20.00	11.1%
For each backflow protective device other than atmospheric-type vacuum breakers 2 in and smaller	$ 238.00	Yes			**Full Cost:** $ 244.00		$ 244.00	2.5%
Over 2 in	$ 238.00	Yes			**Full Cost:** $ 244.00		$ 244.00	2.5%
<u>Swimming Pools</u>			**Charged By:**	**Date:** 4/29/2025	**Objective:** Recover Cost			
Public pool	$ 714.00	Yes	Building Division		**Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 732.00		$ 732.00	2.5%
Public spa	$ 595.00	Yes	**Collected By:** Building Division	**Res. No.** 25-9437	**Full Cost:** $ 610.00		$ 610.00	2.5%
Private pool	$ 595.00	Yes			**Full Cost:** $ 610.00		$ 610.00	2.5%
Private spa	$ 476.00	Yes			**Full Cost:** $ 488.00		$ 488.00	2.5%
<u>Miscellaneous</u>			**Charged By:**	**Date:** 4/29/2025	**Objective:** Recover Cost			
For each appliance or piece of equipment regulated by the Plumbing Code but not classified in other appliance categories	$ 238.00	Yes	Building Division **Collected By:** Building Division	**Res. No.** 25-9437	**Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 244.00		$ 244.00	2.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Building **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
3-G GRADING PLAN REVIEW FEES			**Charged By:** Building Division	**Date:** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
50 cubic yards or less	No Fee	Yes	**Collected By:**	**Res. No.** 25-9437	**Full Cost:** $ -		Unchanged - Refer to Current Fee	
51 to 100 cubic yards	$ 357.00	Yes	Building Division		**Full Cost:** $ 366.00		$ 366.00	2.5%
101 to 1,000 cubic yards	$ 952.00	Yes			**Full Cost:** $ 976.00		$ 976.00	2.5%
1,001 to 10,000 cubic yards	$ 1,428.00	Yes			**Full Cost:** $ 1,464.00		$ 1,464.00	2.5%
10,001 to 100,000 cubic yards - base	$ 2,380.00	Yes			**Full Cost:** $ 2,440.00		$ 2,440.00	2.5%
Each additional 10,000 cubic yards	$ 105.80	Yes			**Full Cost:** $ 108.44		$ 108.00	2.1%
100,001 to 200,000 cubic yards - base	$ 3,332.00	Yes			**Full Cost:** $ 3,416.00		$ 3,416.00	2.5%
Each additional 10,000 cubic yards	$ 238.00	Yes			**Full Cost:** $ 244.00		$ 244.00	2.5%
200,001 cubic yards or more - base	$ 5,713.00	Yes			**Full Cost:** $ 5,856.00		$ 5,856.00	2.5%
Each additional 10,000 cubic yards	$ 119.00	Yes			**Full Cost:** $ 122.00		$ 122.00	2.5%
3-H GRADING PERMIT FEES			**Charged By:** Building Division	**Date:** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
100 cubic yards or less	$ 476.00	Yes	**Collected By:**	**Res. No.** 25-9437	**Full Cost:** $ 488.00		$ 488.00	2.5%
101 to 1,000 cubic yards - base	$ 476.00	Yes	Building Division		**Full Cost:** $ 488.00		$ 488.00	2.5%
Each additional 100 cubic yards	$ 79.35	Yes			**Full Cost:** $ 81.33		$ 81.00	2.1%
1,001 to 10,000 cubic yards - base	$ 1,190.00	Yes			**Full Cost:** $ 1,220.00		$ 1,220.00	2.5%
Each additional 1,000 cubic yards	$ 52.90	Yes			**Full Cost:** $ 54.22		$ 54.00	2.1%
10,001 to 100,000 cubic yards - base	$ 1,666.00	Yes			**Full Cost:** $ 1,708.00		$ 1,708.00	2.5%
Each additional 10,000 cubic yards	$ 211.60	Yes			**Full Cost:** $ 216.89		$ 216.00	2.1%
100,001 cubic yards or more - base	$ 3,570.00	Yes			**Full Cost:** $ 3,660.00		$ 3,660.00	2.5%
Each additional 10,000 cubic yards	$ 105.80	Yes			**Full Cost:** $ 108.44		$ 108.00	2.1%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Building **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
3-I OTHER INSPECTIONS AND FEES								
Minimum Permit Fee per Trade	$ 238.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 244.00		$ 244.00	2.5%
Inspections outside of normal business hours (per hour) - (Min of 2 hours)	$ 308.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 317.00		$ 317.00	2.9%
Re-inspection fees assessed under provisions of Section 305.8 (per hour)	$ 238.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 244.00		$ 244.00	2.5%
Inspections for which no fee is specifically indicated (per hour)	$ 238.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 244.00		$ 244.00	2.5%
Additional plan review required by changes, additions or revisions to approved plans (per hour)	$ 238.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 3 **Full Cost:** $ 244.00		$ 244.00	2.5%
For use of outside consultants for plan checking and inspections	No Fee	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/28/2020 **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ -		Unchanged - Refer to Current Fee	
Plan Review outside of normal business hours (per hour) - (Min of 2 hours)	$ 308.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 317.00		$ 317.00	2.9%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Building **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Phased Plan Review ~~Check~~ (for each phase)	25% of original plan review fee	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/19/2022 **Res. No.** 22-9081	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** 25% of PC		Unchanged - Refer to Current Fee	
Master Plan Fee	25% of current plan review fee	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** 25% of PC		Unchanged - Refer to Current Fee	
Expedited Plan Review Service	Additional 50% of Current Plan Review Fee	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** varies		Unchanged - Refer to Current Fee	
Fee for Work Commencing Before Permit Issuance	Equal to Permit Fee	No	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/19/2022 **Res. No.** 22-9081	**Objective:** Penalty **Prop 26 Exception:** 5 **Full Cost:**		Unchanged - Refer to Current Fee	
Alternate Materials & Methods Review (per hour) - (Minimum 3 hours)	$ 238.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 244.00		$ 244.00	2.5%
Temporary Certificate of Occupancy	$ 1,190.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 1,220.00		$ 1,220.00	2.5%
Permit to Final (per trade) (minimum 1-hour per trade)	$ 238.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 244.00		$ 244.00	2.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Building **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Application Extension	$ 98.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 101.67		$ 101.00	3.1%
Permit Extension	$ 98.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 3 **Full Cost:** $ 101.67		$ 101.00	3.1%
Replacement Permit	$ 98.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 101.67		$ 101.00	3.1%
Addressing (per hour - two hour minimum)	$ 238.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 244.00		$ 244.00	2.5%
Plan Duplication of lost plan set (up to 20 pages)	$ 98.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 101.67		$ 101.00	3.1%
Review and stamp transfer of lost plan set	$ 98.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 101.67		$ 101.00	3.1%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Building **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Photovoltaic - Commercial 50KW or less	$ 1,000.00	Yes	**Charged By:** Building Division	**Date:** 6/22/2021 **Res. No.** 21-8981	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** Set by State	See Gov't Code 66015	Unchanged - Refer to Current Fee	
Between 50KW and 250 KW (base)	$ 1,000.00	Yes	**Collected By:** Building Division				Unchanged - Refer to Current Fee	
Between 50KW and 250 KW (per KW)	$ 7.00	Yes					Unchanged - Refer to Current Fee	
Greater than 250 KW (base)	$ 2,400.00	Yes					Unchanged - Refer to Current Fee	
Greater than 250 KW (per KW)	$ 5.00	Yes					Unchanged - Refer to Current Fee	
Photovoltaic - Solar Thermal 10kwth or less	$ 450.00	Yes	**Charged By:** Building Division	**Date:** 6/22/2021 **Res. No.** 21-8981	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** Set by State	See Gov't Code 66015	Unchanged - Refer to Current Fee	
Greater than 10kwth (base)	$ 450.00	Yes	**Collected By:** Building Division				Unchanged - Refer to Current Fee	
Per kwth above 10kwth	$ 15.00	Yes					Unchanged - Refer to Current Fee	
Pool Demo	$ 238.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 244.00	Additional fees apply (e.g., permit issuance fee and technology fee)	$ 244.00	2.5%
Residential Reroof	$ 694.00	Yes	**Charged By:** Building Division **Collected By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 712.00	Additional fees apply (e.g., permit issuance fee and technology fee)	$ 712.00	2.6%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Building **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
SINGLE-FAMILY / DUPLEX / ADDITIONAL DWELLING UNIT RESIDENTIAL SCALED PLAN REVIEW AND PERMIT FEE ~~PLAN CHECK~~			**Charged By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
PLAN ~~CHECK~~ REVIEW			**Collected By:** Building Division					
Project Size								
1 to 250 sq. ft.	$ 714.15	Yes			**Full Cost:** $ 732.00		$ 732.00	2.5%
251 to 1,000 sq. ft.								
First 250 sq. ft.	$ 714.15	Yes			**Full Cost:** $ 732.00		$ 732.00	2.5%
Each additional 100 sq. ft. or fraction thereof	$ 285.66	Yes			**Full Cost:** $ 292.80		$ 292.00	2.2%
1,001 to 3,000 sq. ft.								
First 1,000 sq. ft.	$ 2,856.60	Yes			**Full Cost:** $ 2,928.00		$ 2,928.00	2.5%
Each additional 100 sq. ft. or fraction thereof	$ 142.83	Yes			**Full Cost:** $ 146.40		$ 146.00	2.2%
3,001 to +								
First 3,000 sq. ft.	$ 5,713.20	Yes			**Full Cost:** $ 5,856.00		$ 5,856.00	2.5%
Each additional 100 sq. ft. or fraction thereof	$ 71.42	Yes			**Full Cost:** $ 73.20		$ 73.00	2.2%
PERMIT FEE ~~INSPECTION~~			**Charged By:** Building Division	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
Project Size								
1 to 250 sq. ft.	$ 792.71	Yes	**Collected By:** Building Division		**Full Cost:** $ 812.52		$ 812.00	2.4%
251 to 1,000 sq. ft.								
First 250 sq. ft.	$ 792.71	Yes			**Full Cost:** $ 812.52		$ 812.00	2.4%
Each additional 100 sq. ft. or fraction thereof	$ 243.44	Yes			**Full Cost:** $ 249.53		$ 249.00	2.3%
1,001 to 3,000 sq. ft.								
First 1,000 sq. ft.	$ 2,618.55	Yes			**Full Cost:** $ 2,684.00		$ 2,684.00	2.5%
Each additional 100 sq. ft. or fraction thereof	$ 206.28	Yes			**Full Cost:** $ 211.43		$ 211.00	2.3%
3,001 to +								
First 3,000 sq. ft.	$ 6,743.96	Yes			**Full Cost:** $ 6,912.52		$ 6,912.00	2.5%
Each additional 100 sq. ft. or fraction thereof	$ 103.14	Yes			**Full Cost:** $ 105.71		$ 105.00	1.8%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Building **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
COMMERCIAL / MULTI-FAMILY / INDUSTRIAL SCALED PLAN REVIEW AND PERMIT FEE ~~PLAN CHECK~~			**Charged By:** Building Division	**Date:** 4/29/2025	**Objective:** Recover Cost			
PLAN ~~CHECK~~ REVIEW				**Res. No.** 25-9437	**Prop 26 Exception:** 1, 2, 3, 6			
			Collected By: Building Division					
Project Valuation								
$1 to $1,000	$ 119.03	Yes			**Full Cost:** $ 122.00		$ 122.00	2.5%
$1,001 to $10,000								
First $1,000	$ 119.03	Yes			**Full Cost:** $ 122.00		$ 122.00	2.5%
Each additional $1,000 or fraction thereof	$ 19.84	Yes			**Full Cost:** $ 20.33		$ 20.00	0.8%
$10,001 to $75,000								
First $10,000	$ 297.56	Yes			**Full Cost:** $ 305.00		$ 305.00	2.5%
Each additional $1,000 or fraction thereof	$ 17.40	Yes			**Full Cost:** $ 17.83		$ 17.00	-2.3%
$75,001 to $150,000								
First $75,000	$ 1,428.30	Yes			**Full Cost:** $ 1,464.00		$ 1,464.00	2.5%
Each additional $1,000 or fraction thereof	$ 22.22	Yes			**Full Cost:** $ 22.77		$ 22.00	-1.0%
$150,001 to $750,000								
First $150,000	$ 3,094.65	Yes			**Full Cost:** $ 3,172.00		$ 3,172.00	2.5%
Each additional $1,000 or fraction thereof	$ 7.74	Yes			**Full Cost:** $ 7.93		$ 7.00	-9.6%
$750,001 to $3,000,000								
First $750,000	$ 7,736.63	Yes			**Full Cost:** $ 7,930.00		$ 7,930.00	2.5%
Each additional $1,000 or fraction thereof	$ 5.44	Yes			**Full Cost:** $ 5.58		$ 5.00	-8.2%
$3,000,001 to $10,000,000								
First $3,000,000	$ 19,996.20	Yes			**Full Cost:** $ 20,496.00		$ 20,496.00	2.5%
Each additional $1,000 or fraction thereof	$ 3.20	Yes			**Full Cost:** $ 3.28		$ 3.00	-6.2%
$10,000,001 to +								
First $10,000,000	$ 42,372.90	Yes			**Full Cost:** $ 43,432.00		$ 43,432.00	2.5%
Each additional $1,000 or fraction thereof	$ 1.59	Yes			**Full Cost:** $ 1.64		$ 1.00	-37.3%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Building **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
PERMIT FEE ~~INSPECTION~~			**Charged By:** Building Division	**Date:** 4/29/2025	**Objective:** Recover Cost			
Project Valuation				**Res. No.** 25-9437	**Prop 26 Exception:** 1, 2, 3			
$1 to $1,000	$ 119.03	Yes	**Collected By:** Building Division		**Full Cost:** $ 122.00		$ 122.00	2.5%
$1,001 to $10,000								
First $1,000	$ 119.03	Yes			**Full Cost:** $ 122.00		$ 122.00	2.5%
Each additional $1,000 or fraction thereof	$ 39.58	Yes			**Full Cost:** $ 40.57		$ 40.00	1.1%
$10,001 to $75,000								
First $10,000	$ 475.26	Yes			**Full Cost:** $ 487.14		$ 487.00	2.5%
Each additional $1,000 or fraction thereof	$ 21.98	Yes			**Full Cost:** $ 22.54		$ 22.00	0.1%
$75,001 to $150,000								
First $75,000	$ 1,904.40	Yes			**Full Cost:** $ 1,952.00		$ 1,952.00	2.5%
Each additional $1,000 or fraction thereof	$ 25.39	Yes			**Full Cost:** $ 26.03		$ 26.00	2.4%
$150,001 to $750,000								
First $150,000	$ 3,808.80	Yes			**Full Cost:** $ 3,904.00		$ 3,904.00	2.5%
Each additional $1,000 or fraction thereof	$ 9.52	Yes			**Full Cost:** $ 9.76		$ 9.00	-5.5%
$750,001 to $3,000,000								
First $750,000	$ 9,522.00	Yes			**Full Cost:** $ 9,760.00		$ 9,760.00	2.5%
Each additional $1,000 or fraction thereof	$ 4.23	Yes			**Full Cost:** $ 4.34		$ 4.00	-5.5%
$3,000,001 to $10,000,000								
First $3,000,000	$ 19,044.00	Yes			**Full Cost:** $ 19,520.00		$ 19,520.00	2.5%
Each additional $1,000 or fraction thereof	$ 3.95	Yes			**Full Cost:** $ 4.04		$ 4.00	1.3%
$10,000,001 to +								
First $10,000,000	$ 46,657.80	Yes			**Full Cost:** $ 47,824.00		$ 47,824.00	2.5%
Each additional $1,000 or fraction thereof	$ 1.97	Yes			**Full Cost:** $ 2.02		$ 2.00	1.3%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Housing & Community Services Resolution: Date Approved:

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Neighborhood Conservation Improvement Program (NCIP) Loan Application Fee	$ 1,012.00	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 1,035.00		$ 1,035.00	2.3%
Residential Loan Refinance / Subordinations all programs	$ 1,821.00	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 1,863.00		$ 1,863.00	2.3%
Multi-Family (MF) Loan Subordination Request Review Fee	$ 4,251.00	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 4,347.00	Fee covers estimated internal costs. Excess costs will be billed. Borrower will be responsible for all outside legal & consulting fees, i.e., HTSV.	$ 4,347.00	2.3%
Loan Demand Payoff Fee - NCIP (through title closings)	$ 1,315.00	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 1,345.50	For new loans effective 7/1/2018.	$ 1,345.00	2.3%
Loan Demand Payoff Fee - First-Time Homebuyer (FTHB) & Below Market Purchase (BMP) Programs (through Title closings)	$ 1,315.00	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 1,345.50		$ 1,345.00	2.3%
Loan Demand Payoff Fee NCIP, FTHB, & BMP (for walk-ins)	$ 1,012.00	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 1,035.00	NCIP: only for new loans effective 7/1/2018.	$ 1,035.00	2.3%
Loan Demand Payoff Processing Fee - Multi-Family	$ 809.00	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 828.00		$ 828.00	2.3%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Housing & Community Services Resolution: Date Approved:

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Multi-Family Monitoring Fee	$ 131.00 per unit	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 207.00	Fee targets less than full cost recovery	$ 134.00 per unit	2.3%
AHA Affordable Housing Agreements - BMP For Sale	$ 4,352.00 per Agreement	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 4,450.50		$ 4,450.00 per Agreement	2.3%
Affordable Housing Application Fee BMP Affordable Housing Application Processing Fee	$ 500.00 per application	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/18/2023 **Res. No.** 23-9221	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 500.00		Unchanged - Refer to Current Fee	
AHA Affordable Housing Agreement - MF for Rental	$ 6,073.00 per Agreement	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 6,210.00		$ 6,210.00 per Agreement	2.3%
AHA Affordable Housing Agreement - Amendments	$ 2,226.00 per Agreement	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 2,277.00		$ 2,277.00 per Agreement	2.3%
Multi-Family Transaction Application Review Fee	$ 1,012.00	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 1,035.00	This amount shall be deducted from the total fees at closing (i.e., refinancing, recapitalization, etc.)	$ 1,035.00	2.3%
Multi-Family Loan Conversion Fee	$ 8,097.00	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 8,280.00		$ 8,280.00	2.3%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Housing & Community Services Resolution: Date Approved:

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Multi-Family Loan Origination Fee	$ 60,740.00	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 62,100.00	Fee is a not-to-exceed amount and may vary with staff time.	$ 62,100.00	2.2%
Multi-Family Loan Recapitalization Fee	$ 48,591.00	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 49,680.00	Fee is a not-to-exceed amount and may vary with staff time.	$ 49,680.00	2.2%
Multi-Family Project Restructuring Fee - Transfer of Ownership (New Parties)	$ 16,196.00	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 16,560.00	Fee is a not-to-exceed amount and may vary with staff time.	$ 16,560.00	2.2%
Multi-Family Project Restructuring Fee - Transfer of Ownership (Related Parties)	$ 12,147.00	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 12,420.00		$ 12,420.00	2.2%
Multi-Family Project Refinance Fee	$ 24,295.00	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 24,840.00	Fee is a not-to-exceed amount and may vary with staff time.	$ 24,840.00	2.2%
Loan Demand Payoff Fee NCIP, FTHB & BMP	$ 100.00	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 103.50		$ 103.00	3.0%
Affordable Housing Application Fee - BMP	$ 77.00	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 517.50		Unchanged - Refer to Current Fee	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Housing & Community Services Resolution: Date Approved:

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
New Owner BMP Processing and Transaction Fees	2.5% of sales price per unit	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/23/2024 **Res. No.** 24-9316	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 16,560.00	Paid by developer	Unchanged - Refer to Current Fee	
Resale - BMP Processing and Transaction Fee	2.5% of sales price per unit	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/23/2024 **Res. No.** 24-9316	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 16,560.00	Paid by seller and buyer 50/50	Unchanged - Refer to Current Fee	
Development Impact Fees Affordable Housing Fees			**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Impact Development Fee **Prop 26 Exception:** 6 **Full Cost:** $ -	Inflate annually by Feb - Feb change in regional BCI SCMC 17.40.060.		
For Sale Residential	**Per Square Foot**						**Per Square Foot**	
Single Family Home	$ 45.72	No					$ 46.54	1.8%
Townhome	$ 38.09	No					$ 38.78	1.8%
Condominium	$ 30.48	No					$ 31.03	1.8%
Development Impact Fees Affordable Housing Fees			**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Impact Development Fee **Prop 26 Exception:** 6 **Full Cost:** $ -	Inflate annually by Feb - Feb change in regional BCI SCMC 17.40.060.		
Rental Residential	**Per Square Foot**						**Per Square Foot**	
Any Tenure Type	$ 30.48	No					$ 31.03	1.8%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Housing & Community Services Resolution: Date Approved:

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Development Impact Fees Affordable Housing Fees			**Charged by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Impact Development Fee	1. Office including Industrial Office, R&D and Commercial Office		
Non-Residential Projects	**Per Square Foot**		**Collected by:**				**Per Square Foot**	
Retail < 5,000 sf	No Fee	No	HCSD		**Prop 26 Exception:** 6	2. Low-Intensity Uses such as Data Centers and Warehouses	No Fee	
Retail ≥ 5,000 sf	$ 7.62	No			**Full Cost:** $ -		$ 7.76	1.8%
Hotel	$ 7.62	No				Inflate annually by Feb - Feb change in regional BCI SCMC 17.40.060.	$ 7.76	1.8%
Office[1] < 20,000 sf	$ 15.24	No					$ 15.51	1.8%
Office[1] ≥20,000 sf	$ 30.48	No					$ 31.03	1.8%
Other Commercial	$ 7.62	No					$ 7.76	1.8%
Light Industrial < 20,000 sf	$ 7.62	No					$ 7.76	1.8%
Light Industrial ≥20,000 sf	$ 15.24	No					$ 15.51	1.8%
Low-Intensity Uses[2]	$ 3.05	No					$ 3.10	1.8%
Late Payment Penalty for Multi-Family Monitoring Fee	25% of Monitoring Fee	No	**Charged by:** HCSD **Collected by:** HCSD	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Penalty **Prop 26 Exception:** 5 **Full Cost:** N/A	30 days after due date	Unchanged - Refer to Current Fee	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Planning **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Rezoning			**Charged by:** Community Development	**Date:** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 3			
Rezone Single Lot to R1	$ 9,478.00 per application	Yes	**Collected by:** Finance	**Res. No.** 25-9437	**Full Cost:** $ 12,240.00		$ 9,951.00 per application	5.0%
Non-Planned Development (PD)	$ 21,519.00	Yes			**Full Cost:** $ 22,950.00	Developer specific	$ 22,594.00	5.0%
Planned Development (PD)	$ 61,065.00	Yes			**Full Cost:** $ 61,200.00	Developer specific	$ 61,200.00	0.2%
Development Area Plan Related to a PD-MC Rezoning	$ 39,692.00	Yes			**Full Cost:** $ 39,780.00		$ 39,780.00	0.2%
Zoning Clearance			**Charged by:** Community Development	**Date:** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
Zoning Clearance for Home Occupancy	$ 305.00	Yes	**Collected by:** Finance	**Res. No.** 25-9437	**Full Cost:** $ 153.00		$ 153.00	-49.8%
Zoning Clearance for Live Entertainment and Outdoor Dining (up to 24 seats)	$ 305.00	Yes			**Full Cost:** $ 306.00		$ 306.00	0.3%
Zoning Clearance - Single Family	$ 305.00	Yes			**Full Cost:** $ 306.00	~~Adding to fee schedule for enhanced clarity.~~	$ 306.00	0.3%
Zoning Clearance - ABC or DMV Review	$ 305.00	Yes			**Full Cost:** $ 306.00		$ 306.00	0.3%
Zoning Clearance - Mobile Food Vendor Other, Non-Single Family	$ 610.00	Yes			**Full Cost:** $ 612.00		$ 612.00	0.3%
Zoning Code Text Amendment	$ 27,479.00 per application	Yes	**Charged by:** Community Development **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 27,540.00	Developer specific	$ 27,540.00 per application	0.2%
Variance - Single Family	$ 3,622.00 per application	Yes	**Charged by:** Community Development **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 18,360.00	Below cost recovery to encourage single-family planning	$ 3,803.00 per application	5.0%
Variance - All Others	$ 10,769.00 per application	Yes	**Charged by:** Community Development **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 24,480.00		$ 11,845.00 per application	10.0%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Planning **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Minor Modifications			**Charged by:** Community Development	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
Single Family	$ 610.00	Yes			**Full Cost:** $ 612.00		$ 612.00	0.3%
All Others	$ 1,526.00	Yes	**Collected by:** Finance		**Full Cost:** $ 1,530.00		$ 1,530.00	0.3%
Off-Site Parking Permit (Citywide)	$ 1,526.00	Yes	**Charged by:** Community Development	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3	For North of 101 adjustment: FY 2026/27: 20% FY 2027/28 and forward: 10% until cost recovery is achieved Subject to April PCI figure to be effective July 1 each year	$ 1,530.00	0.3%
Off-Site Parking Permit (Events north of 101)	$ 1,526.00 per permit, per year for events north of 101 AND	Yes			**Full Cost (Citywide):** $ 1,530.00 **Full Cost (North):** $ 3,060.00		$ 1,831.00 per permit, per year for events north of 101 AND	20.0%
Off-Site Parking Facilities (Events north of 101)	$ 6.94 per space, per event north of 101	No		**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:**	Collected from persons obtaining off-site parking permit from Zoning Administrator and for each parking space for sports or entertainment venues north of Highway 101.	$ 6.00 per space, per event north of 101	-13.6%
Use Permit			**Charged by:** Community Development	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3			
Use Permit - Standard	$ 15,063.00 per application	Yes			**Full Cost:** $ 24,480.00		$ 15,816.00 per application	5.0%
Use Permit - Minor (Single Family)	$ 1,229.00 per application	Yes	**Collected by:** Finance		**Full Cost:** $ 7,650.00		$ 1,351.00 per application	9.9%
Use Permit - Minor (All Other)	$ 6,508.00 per application				**Full Cost:** $ 7,650.00		$ 6,833.00 per application	5.0%
Temporary Use Permit					**Objective:** Recover Cost **Prop 26 Exception:** 3	For TUP - PC Referral Adjustment: FY 2026/27: 20% FY 2027/28 and forward: 10% until cost recovery is achieved For TUP - Admin Approval Adjustment: FY 2026/27: 20% FY 2027/28 and forward: 10% until cost recovery is achieved		
Temporary Use Permit - Planning Commission Referral	$ 3,053.00 per application	Yes	**Charged by:** Community Development	**Date:** 4/29/2025 **Res. No.** 25-9437	**Full Cost:** $ 24,480.00		$ 3,663.00 per application	20.0%
Temporary Use Permit - Administrative Approval (Non Profit)	$ 287.00	Yes	**Collected by:** Finance		**Full Cost:** $ 306.00		$ 306.00	6.6%
Temporary Use Permit - Administrative Approval	$ 1,526.00	Yes			**Full Cost:** $ 4,590.00		$ 1,831.00	20.0%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Planning **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Maps			**Charged by:** Community Development	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3, 6			
4 or Fewer Lots	$ 18,319.00	Yes			**Full Cost:** $ 18,360.00		$ 18,360.00	0.2%
5 or More Lots	$ 24,426.00	Yes	**Collected by:** Finance		**Full Cost:** $ 24,480.00		$ 24,480.00	0.2%
Lot Line Adjustment	$ 6,106.00 per application	Yes			**Full Cost:** $ 6,120.00		$ 6,120.00 per application	0.2%
Appeals			**Charged by:** Community Development	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2			
From Non-Applicant Resident	$ 541.00 per request	Yes			**Full Cost:** $ 24,480.00	Below cost recovery ~~to encourage single-family planning~~	$ 568.00 per request	5.0%
All Others	$ 10,848.00	Yes	**Collected by:** Finance		**Full Cost:** $ 24,480.00		$ 11,390.00	5.0%
Mailed Notices (2x)			**Charged by:** Community Development	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2			
a) Beginning of Project	Actual Cost	No			**Full Cost:** varies		Unchanged - Refer to Current Fee	
b) Prior to Completion	Actual Cost	No	**Collected by:** Finance		**Full Cost:** varies		Unchanged - Refer to Current Fee	
~~Reposting of~~ **Public Notification**			**Charged by:** Community Development	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2			
Single Family	$ 134.00 per application	Yes			**Full Cost:** $ 1,224.00	Below cost recovery to encourage single-family planning	$ 140.00 per application	4.5%
Non-Single Family	$ 1,221.00 per application	Yes	**Collected by:** Finance		**Full Cost:** $ 1,224.00		$ 1,224.00 per application	0.2%
~~Re-Noticing in~~ Newspaper Notice	At Cost	Yes			**Full Cost:** Cost		Unchanged - Refer to Current Fee	
Annexation of Territory to City of Santa Clara	$ 42,745.00 per application	Yes	**Charged by:** Community Development	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3, 6	Developer Specific	$ 42,840.00 per application	0.2%
			Collected by: Finance		**Full Cost:** $ 42,840.00			

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Planning **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Architectural Review			**Charged by:** Community	**Date:** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3	Below cost recovery to encourage single-family		
Over the Counter	$ -	Yes	Development	**Res. No.** 25-9437	**Full Cost:** $ 612.00	planning	Unchanged - Refer to Current Fee	
Accessory Dwelling Unit / Junior Accessory Dwelling Unit	$ 305.00	Yes	**Collected by:** Finance		**Full Cost:** $ 306.00	Below cost recovery to encourage single-family planning	$ 306.00	0.3%
~~Minor Amendment to Approved Project~~ Change to Approved Projects						For Change to Approv'd Proj. - All Other		
a) Single Family	$ 305.00	Yes			**Full Cost:** $ 918.00	Adjust:	$ 320.00	4.9%
b) All Other	$ 915.00	Yes			**Full Cost:** $ 1,836.00	FY 2026/27: 20% FY 2027/28 and forward: 10%	$ 1,098.00	20.0%
Single Family Residential Going to DRH	$ 1,229.00	Yes			**Full Cost:** $ 12,240.00	until cost recovery is achieved	$ 1,290.00	5.0%
New Development - Non-SFR	$ 36,639.00	Yes			**Full Cost:** $ 36,720.00		$ 36,720.00	0.2%
~~SB 9 Review~~	~~$ 1,770.00~~	~~Yes~~			~~**Full Cost:**~~	Moved to pre-application		
SB 35/423 Review	$ 24,426.00	Yes			**Full Cost:** $ 36,720.00		$ 26,868.00	10.0%
Design Consultant Review	Deposit of consultant estimated costs, plus citywide overhead	Yes			**Full Cost:** $ -		Unchanged - Refer to Current Fee	
Environmental Review			**Charged by:** Community	**Date:** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
City Review of Draft EIR and Preparation of Final EIR	$ 36,639.00 per application	Yes	Development	**Res. No.** 25-9437	**Full Cost:** $ 36,720.00	For City Rvw of Suppl'tl EIR / Final EIR Adjustment: FY 2026/27: 20%	$ 36,720.00 per application	0.2%
City Review of Supplemental EIR / Final EIR	$ 18,319.00	Yes	**Collected by:** Finance		**Full Cost:** $ 36,720.00	FY 2027/28 and forward: 10% until cost recovery is achieved	$ 21,982.00	20.0%
City Review of NEPA	$ 18,319.00	Yes			**Full Cost:** $ 18,360.00	~~Adding to fee schedule for enhanced clarity~~	$ 18,360.00	0.2%
City Review or Preparation of Initial Study / MND and Negative Declaration	$ 24,426.00 per application	Yes			**Full Cost:** $ 24,480.00		$ 24,480.00 per application	0.2%
Exemption	$ 915.00	Yes			**Full Cost:** $ 918.00		$ 918.00	0.3%
Exemption (SFR or Paperless)	$ -	Yes			**Full Cost:** $ 153.00		Unchanged - Refer to Current Fee	
Recordation of Exemption (NOE)	$ 610.00	Yes			**Full Cost:** $ 612.00		$ 612.00	0.3%
AB 52 Tribal Consultation	$ 915.00	Yes			**Full Cost:** $ 2,448.00	For AB 52 Tribal Consult'n Adjust: FY 2026/27: 20% FY 2027/28 and forward: 10% until cost recovery is achieved	$ 1,098.00	20.0%
Re-Use of Prior Environmental Determination	$ 1,831.00	Yes			**Full Cost:** $ 1,836.00		$ 1,836.00	0.3%
Addendum to Prior Environmental Determination	$ 4,885.00	Yes			**Full Cost:** $ 4,896.00		$ 4,896.00	0.2%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Planning **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
General Plan Amendment			**Charged by:** Community Development	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 6			
Single Family	$ 3,080.00	Yes			**Full Cost:** $ 12,240.00		$ 3,234.00	5.0%
Up to One Acre	$ 24,426.00 per application	Yes	**Collected by:** Finance		**Full Cost:** $ 24,480.00	Developer Specific	$ 24,480.00 per application	0.2%
One to Five Acres	$ 36,639.00	Yes			**Full Cost:** $ 36,720.00		$ 36,720.00	0.2%
Over Five Acres	$ 42,745.00	Yes			**Full Cost:** $ 42,840.00		$ 42,840.00	0.2%
Development Agreement	$ 36,639.00 per application	Yes	**Charged by:** Community Development	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 6 **Full Cost:** $ 36,720.00	Developer Specific	$ 36,720.00 per application	0.2%
Amendment or Cancellation of Development Agreement	$ 12,213.00 per application	Yes	**Collected by:** Finance		**Full Cost:** $ 12,240.00		$ 12,240.00 per application	0.2%
Development Agreement Negotiations	Actual Cost	No			**Full Cost:** Cost		Unchanged - Refer to Current Fee	
Certificate of Compliance	$ 2,442.00 per certificate	Yes	**Charged by:** Community Development	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 6		$ 2,448.00 per certificate	0.2%
			Collected by: Finance		**Full Cost:** $ 2,448.00			
Signs			**Charged by:** Community Development	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3			
Sign Permit Fees (attached or ground)		Yes						
a) First Sign	$ 360.00				**Full Cost:** $ 612.00		$ 378.00	5.0%
b) Each Additional Sign	$ 87.00 per application				**Full Cost:** $ 153.00		$ 91.00 per application	4.6%
Temporary Sign Permit / Street Banner (Pursuant to Zoning Ordinance Sec 40-27) Good for 60 Days~~; or ea. Additional Sign Under a Sign Permit Application~~	$ 87.00 per application	Yes	**Collected by:** Finance		**Full Cost:** $ 153.00		$ 91.00 per application	4.6%
Temporary Sign Removal Fees	$ 152.00 per sign	Yes			**Full Cost:** $ 153.00	Fees to be paid prior to retrieval of signs to any person.	$ 153.00 per sign	0.7%
Comprehensive Sign Program	$ 4,579.00	Yes			**Full Cost:** $ 4,590.00		$ 4,590.00	0.2%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Planning **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Pre-Application			**Charged by:** Community Development	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3, 6	Pre-Application fee credited toward cost of full application fee if submitted within 3 months after completion of preliminary review.		
Single Family	$ 540.00	Yes			**Full Cost:** $ 2,448.00		$ 567.00	5.0%
Planning Review	$ 3,613.00	Yes	**Collected by:** Finance		**Full Cost:** $ 4,896.00		$ 3,793.00	5.0%
Project Clearance Committee	$ 6,106.00	Yes			**Full Cost:** $ 6,120.00		$ 6,120.00	0.2%
SB 9 Review	$ 916.00	Yes	**Charged by:** Community Development **Collected by:** Finance	**Date:** **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 3,060.00	For SB 9 Review Adjustment: FY 2026/27: 20% FY 2027/28 and forward: 10% until cost recovery is achieved	$ 1,099.00	20.0%
SB 330 Review	$ 6,106.00	Yes	**Charged by:** Community Development **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 12,240.00	~~Adding to fee schedule for enhanced clarity~~ For SB 330 Review Adjustment: FY 2026/27: 20% FY 2027/28 and forward: 10% until cost recovery is achieved	$ 7,327.00	20.0%
Flood Zone Verification	$ 305.00	Yes	**Charged by:** Community Development **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 306.00		$ 306.00	0.3%
Zoning Verification	$ 525.00	Yes	**Charged by:** Community Development **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 918.00		$ 551.00	5.0%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Planning **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Historical & Landmarks			**Charged by:** Community Development	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2			
Significant Property Alteration - Major						Applies to historic preservation properties only.		
Single Family	$ 1,014.00	Yes	**Collected by:** Finance		**Full Cost:** $ 12,240.00	Subject to Historical & Landmark Commission approval.	$ 1,064.00	4.9%
All Others	$ 12,213.00	Yes			**Full Cost:** $ 12,240.00		$ 12,240.00	0.2%
Significant Property Alteration - Minor						Applies to historic preservation properties only.		
Single Family	$ 676.00	Yes			**Full Cost:** $ 6,120.00		$ 709.00	4.9%
All Others	$ 2,151.00	Yes			**Full Cost:** $ 6,120.00		$ 2,258.00	5.0%
Historical & Landmarks Referrals								
Single Family	$ 1,014.00	Yes			**Full Cost:** $ 12,240.00	Below cost recovery to encourage historical designation	$ 1,064.00	4.9%
All Others	$ 4,580.00	Yes			**Full Cost:** $ 12,213.00		$ 4,809.00	5.0%
Mills Act Application	$ 8,746.00 per application	Yes					$ 9,620.00 per application	10.0%
Mills Act Plaque					**Full Cost:** varies			
a) Small	Actual Cost	No					Unchanged - Refer to Current Fee	
b) Large	Actual Cost	No			**Full Cost:** varies		Unchanged - Refer to	
~~Stormwater Management Plan Review~~	~~$ 915.00~~	~~Yes~~	~~**Charged by:** Community Development~~ ~~**Collected by:** Finance~~	~~**Date:** 4/29/2025~~ ~~**Res. No.** 25-9437~~	~~**Objective:** Recover Cost~~ ~~**Prop 26 Exception:** 1, 2~~ ~~**Full Cost:**~~			
Short-Term Rental Permit			**Charged by:** Community Development	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 439.33		$ 439.00	14.0%
New	$ 385.00	Yes						
Renewal	$ 385.00	Yes	**Collected by:** Finance		**Full Cost:** $ 439.33		$ 439.00	14.0%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Planning **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Time Extensions Administrative Entitlement Extension	$ 305.00	~~No~~ Yes	**Charged by:** Community Development **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 306.00		$ 306.00	0.3%
Tree Removal Permit Single Family Residence All Others Heritage Tree Removal	$ 305.00 $ 610.00 $ 861.00	Yes Yes Yes	**Charged by:** Community Development **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 612.00 **Full Cost:** $ 612.00 **Full Cost:** $ 2,448.00	Below cost recovery to encourage single-family planning Below cost recovery to encourage single-family planning	$ 320.00 $ 612.00 $ 904.00	4.9% 0.3% 5.0%
Code Enforcement Re-Inspection Fee	$ 286.00	Yes	**Charged by:** Community Development **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 306.00		$ 306.00	7.0%
In-House Planning Rate for Services Provided and Not Listed Elsewhere in this Schedule (per hour)	$ 305.00	No	**Charged by:** Community Development **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 306.00		$ 306.00	0.3%
Contract Administration	Actual Cost	No	**Charged by:** Community Development **Collected by:** Finance	**Date:** 6/22/2021 **Res. No.** 21-8981	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** Actual Cost		Unchanged - Refer to Current Fee	
Preparation or Peer Review of Technical Report	Pass-Through of Actual Cost plus 10% Admin Fee	No	**Charged by:** Community Development **Collected by:** Finance	**Date:** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** Actual Cost		Unchanged - Refer to Current Fee	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Community Development / Planning **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Transportation Demand Management Fee	$ 2,992.00	No	**Charged by:** Community Development **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,993.00		$ 2,993.00	0.03%
Specific Plan Fee - Lawrence Station Area Plan (LSAP)			**Charged by:** Community Development **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,080,148.77	Fees adjusted annual using December CPI factor from previous year. Fees collected at the time of Building Permit Application		
Phase I Developers	$ 24,989.49 per acre	No					$ 25,749.00 per acre	3.0%
Phase II Developers	$ 15,980.82 per acre	No					$ 16,466.00 per acre	3.0%
Specific Plan Fee- Tasman East Specific Plan Area (TESP)	$ 316.17 per unit	No	**Charged by:** Community Development **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,256,824.31	Fees adjusted annual using December CPI factor from previous year. Fees collected prior to Architectural Committee Review.	$ 325.00 per unit	2.8%
Patrick Henry Drive CFD Formation			**Charged by:** Community Development **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 6 **Full Cost:** $ 62,100.00 **Full Cost (per acre):** $ 841.50			
Applications Received Before July 1, 2023 Fee due prior to issuance of Certificate of Occupancy	$ 839.19 per acre	No					$ 841.00 per acre	0.2%
Applications Received On/After July 1, 2023, fee due prior to issuance of Certificate of Occupancy	$ 839.19 per acre	No					$ 841.00 per acre	0.2%

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Municipal Fee Schedule

Electric Utility

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Electric Utility **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Overhead Lines - New Single Family/Residential	$ 1,386.91 per lot	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 6 **Full Cost:** $ 1,417.14	Inflationary adjustment only. Fees will be updated via separate study.	$ 1,417.00 per lot	2.2%
Overhead Lines - New Multiple Units	$ 852.92 per unit	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 6 **Full Cost:** $ 871.52	Inflationary adjustment only. Fees will be updated via separate study.	$ 871.00 per unit	2.1%
Overhead Lines - New Street Lighting	$ 8.59 per front foot	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 6 **Full Cost:** $ 8.78	Inflationary adjustment only. Fees will be updated via separate study.	$ 8.00 per front foot	-6.9%
Underground - New Single Family/Residential	$ 2,734.60 per lot	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 6 **Full Cost:** $ 3,928.08	Inflationary adjustment only. Fees will be updated via separate study.	$ 3,928.00 per lot	43.6%
Underground - New Multiple Units/Residential	$ 2,324.41 per unit	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 6 **Full Cost:** $ 3,338.87	Inflationary adjustment only. Fees will be updated via separate study.	$ 3,338.00 per unit	43.6%
Underground - New Street Lighting	$ 21.11 per front foot	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 6 **Full Cost:** $ 21.57	Inflationary adjustment only. Fees will be updated via separate study.	$ 21.00 per front foot	-0.5%
Underground - Existing Single Family	$ 4,016.92 per lot	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 6 **Full Cost:** $ 4,104.49	Inflationary adjustment only. Fees will be updated via separate study.	$ 4,104.00 per lot	2.2%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Electric Utility **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Underground - Existing Multi-Units	$ 2,147.11 per unit	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 6 **Full Cost:** $ 2,193.91	Inflationary adjustment only. Fees will be updated via separate study.	$ 2,193.00 per unit	2.1%
Underground - Existing Street Lighting	$ 31.37 per front foot	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 6 **Full Cost:** $ 32.05	Inflationary adjustment only. Fees will be updated via separate study.	$ 32.00 per front foot	2.0%
Load Development			**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 6 **Full Cost:** See Comments	Inflationary adjustment only. Fees will be updated via separate study.		
Facilities < 12kV	$ 630.39 per kVA	No					$ 644.00 per kVA	2.2%
Commercial Facilities 12kV	$ 526.75 per kVA	No					$ 538.00 per kVA	2.1%
Customer Facilities Dedicated 12kV	$ 653.18 per kVA	No					$ 667.00 per kVA	2.1%
Customer Facilities Dedicated 60kV	$ 608.82 per kVA	No					$ 622.00 per kVA	2.2%
Temporary Connection to Pole	$ 825.00	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 852.00		$ 852.00	3.3%
Temporary Power	Actual labor, materials and equipment costs, including overhead	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** Actual Cost		Unchanged - Refer to Current Fee	
Underground Street Light Relocation	Actual labor, materials and equipment costs, including overhead	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** Actual Cost		Unchanged - Refer to Current Fee	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Electric Utility **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Service Wire Relocation from Mid-Span	$ 4,333.00	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 4,449.85		$ 4,449.00	2.7%
Service Wire Relocation from Pole	$ 1,388.00	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 1,837.38		$ 1,837.00	32.3%
Meter Test Deposit	$ 246.00	No	**Charged by:** Electric Utility **Collected by:** Finance / Municipal Serv.	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 254.00		$ 254.00	3.3%
Electrical Utility Easement Processing Fee Includes: Labor Costs Material Costs Equipment Costs		No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** As calculated		Actual labor, materials and equipment costs, including overhead	New
Service Wire Relocation Additional Linework Includes: Labor Costs Material Costs Equipment Costs	Actual labor, materials and equipment costs, including overhead	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 6/22/2021 **Res. No.** 21-8981	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** As calculated		Unchanged - Refer to Current Fee	
Electric System Damage Includes: Labor Costs Material Costs Equipment Costs	Actual labor, materials and equipment costs, including overhead	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 6/22/2021 **Res. No.** 21-8981	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** As calculated		Unchanged - Refer to Current Fee	
Service Reconnection Residential	$ 205.00	No	**Charged by:** Electric Utility **Collected by:** Finance / Municipal Serv.	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 213.00		$ 213.00	3.9%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Electric Utility **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Service Disconnection Residential	$ 205.00	No	**Charged by:** Electric Utility **Collected by:** Finance / Municipal Serv.	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 213.00		$ 213.00	3.9%
Electric Reconnection Fee - Non-Residential	$ 137.00	No	**Charged by:** Electric Utility **Collected by:** Finance / Municipal Serv.	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2~~, 5~~ **Full Cost:** $ 142.00		$ 142.00	3.6%
Electric Disconnection Fee - Non-Residential	$ 137.00	No	**Charged by:** Electric Utility **Collected by:** Finance / Municipal Serv.	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2~~, 5~~ **Full Cost:** $ 142.00		$ 142.00	3.6%
Service Fee Customer-Owned Equipment Problem	$ 275.00 per hour	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 284.00		$ 284.00 per hour	3.3%
Electric replacement / reconnection fee due to meter tampering / illegal access	$ 275.00 per account Fee to fix meter plus two (2) times estimated cost of services used	No	**Charged by:** Electric Utility **Collected by:** Finance / Municipal Serv.	**Date:** 4/29/2025 **Res. No.** 25-9437 **Electric Rules and Regulations #7B**	**Objective:** Recover Cost Penalty **Prop 26 Exception:** 1, 2, 5 **Full Cost:** $ 284.00		$ 284.00 per account Fee to fix meter plus two (2) times estimated cost of services used	3.3%
Service Removal	Actual labor, materials and equipment costs, including overhead	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** Actual Cost		Unchanged - Refer to Current Fee	
Engineering Plan Check - Electric (per sheet) - Includes 3 checks	$ 468.00 per sheet	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2, 3 **Full Cost:** $ 476.00	For reviewing Encroachment Permit plans that have no electric services request. For conflicts with existing electric infrastructure.	$ 476.00 per sheet	1.7%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Electric Utility **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Engineering Plan Check - Electric (per sheet) - 4th and subsequent review	$ 66.00 per sheet	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2, 3 **Full Cost:** $ 68.00	For reviewing Encroachment Permit plans that have no electric services request. For conflicts with existing electric infrastructure.	$ 68.00 per sheet	3.0%
Project Clearance Committee / Sub Committee review	$ 866.00	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2, 3 **Full Cost:** $ 879.00		$ 879.00	1.5%
Time of Use Meter Installation - Residential	$ 459.00 per meter	No	**Charged by:** Electric Utility **Collected by:** Finance / Municipal Serv.	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 468.70		$ 468.00 per meter	2.0%
Time of Use Meter Installation - Non-Residential	$ 672.00 per meter	No	**Charged by:** Electric Utility **Collected by:** Finance / Municipal Serv.	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2, 3 **Full Cost:** $ 683.40		$ 683.00 per meter	1.6%
Field Marking-Fiber Up to 50 ft of excavation	$ 155.00	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 159.75		$ 159.00	2.6%
Field Marking-Fiber Over 50 ft. of excavation	$ 103.00 per each additional 50 ft. of excavation	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 106.50		$ 106.00 per each additional 50 ft. of excavation	2.9%
Electric equipment relocation	Actual labor, materials and equipment costs, including overhead	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** Actual Cost	Per Electric Rules and Regulations Section 6.C	Unchanged - Refer to Current Fee	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Electric Utility **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
SVP System Impact Study - Transmission System	$ 84,249.00	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** See Comment		$ 84,700.00	0.5%
CAISO System Impact Study	$ 139,518.00	No				Total cost with CAISO Inter-connection Study if required.	$ 140,300.00	0.6%
SVP System Impact Study - Distribution 12kV system	$ 16,767.00	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 16,950.00		$ 16,900.00	0.8%
SVP Generation Interconnection Study	$ 16,767.00	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 16,950.00		$ 16,900.00	0.8%
Distribution Pole Contact - Application Fee	$ 254.04 per pole in application	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost Under CA Public Utilities Code Sections 9510-9520 **Prop 26 Exception:** 2 **Full Cost:** See Comments	Resolution #16-8285 2.5% annual escalation per Resolution. "Full Cost" represents the amount allowable under PU Code Sections 9510-9520 which were created AB1027	$ 260.00 per pole in application	2.3%
Distribution Pole Contact - Cable Attachment	$ 18.96 per each attachment 2.5% annual escalation	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost Under CA Public Utilities Code Sections 9510-9520 **Prop 26 Exception:** 2 **Full Cost:** See Comments	Resolution #16-8285 2.5% annual escalation per Resolution. "Full Cost" represents the amount allowable under PU Code Sections 9510-9520 which were created AB1027	$ 19.00 per each attachment 2.5% annual escalation	0.2%
Distribution Pole Contact - Equipment Attachment	$ 53.82 per each attachment 2.5% annual escalation	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost Under CA Public Utilities Code Sections 9510-9520 **Prop 26 Exception:** 2 **Full Cost:** See Comments	Resolution #16-8285 2.5% annual escalation per Resolution. "Full Cost" represents the amount allowable under PU Code Sections 9510-9520 which were created AB1027	$ 55.00 per each attachment 2.5% annual escalation	2.2%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Electric Utility **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Distribution Pole Contact - Riser Attachment	$ 39.85 per each attachment 2.5% annual escalation	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost Under CA Public Utilities Code Sections 9510-9520 **Prop 26 Exception:** 2 **Full Cost:** See Comments	Resolution #16-8285 2.5% annual escalation per Resolution. "Full Cost" represents the amount allowable under PU Code Sections 9510-9520 which were created AB1027	$ 40.00 per each attachment 2.5% annual escalation	0.4%
Distribution Pole Contact - Anchor Attachment	$ 3.70 per each attachment 2.5% annual escalation	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost Under CA Public Utilities Code Sections 9510-9520 **Prop 26 Exception:** 2 **Full Cost:** See Comments	Resolution #16-8285 2.5% annual escalation per Resolution. "Full Cost" represents the amount allowable under PU Code Sections 9510-9520 which were created AB1027	$ 3.00 per each attachment 2.5% annual escalation	-18.9%
Distribution Pole Contact - Small Cell	$ 96.43 per each contact 2.5% annual escalation	No	**Charged by:** Electric Utility **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost Under CA Public Utilities Code Sections 9510-9520 **Prop 26 Exception:** 2 **Full Cost:** See Comments	Resolution #16-8285 2.5% annual escalation per Resolution. "Full Cost" represents the amount allowable under PU Code Sections 9510-9520 which were created AB1027	$ 98.00 per each contact 2.5% annual escalation	1.6%

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Municipal Fee Schedule

Finance

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Finance / Municipal Services **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Business Tax Rental Unit Surcharge Apartments with 3+ Units	$ 3.16 per unit, per year	No	**Charged by:** Finance **Collected by:** Finance - Muni Services - Business Tax	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 1, 2 **Full Cost:** $ 3.47	The surcharge for apartment rental mediation was previously presented with the Apartment Rental Unit Business Tax. Because the surcharge is a fee rather than a tax, it remains in the Municipal Fee Schedule.	$ 3.00 per unit, per year	-5.1%
Delinquent payment of business - 30 days after due date	25% of appropriate business license tax	No	**Charged by:** Finance **Collected by:** Finance - Muni Services - Business Tax	**Date:** 11/8/2022 **Res. No.** 22-9130	**Objective:** Penalty **Prop 26 Exception:** 5 **Full Cost:** N/A	The Business Tax schedule is posted online at the City of Santa Clara's Finance - Business Tax & License page.	Unchanged - Refer to Current Fee	
Change of name, address or business type as shown on current certificate	$ 13.00 per each update	No	**Charged by:** Finance **Collected by:** Finance - Muni Services - Business Tax	**Date:** 4/23/2024 **Res. No.** 24-9316	**Objective:** User Fee **Prop 26 Exception:** 1, 2 **Full Cost:** $ 13.83		$ 13.00 per each update	
Business Certificate Info. Special Request (Research Required)	Actual Cost of Compilation	No	**Charged by:** Finance **Collected by:** Finance - Muni Services - Business Tax	**Date:** 6/11/1996 **Res. No.**	**Objective:** User Fee **Prop 26 Exception:** 1, 2 **Full Cost:** Actual Cost		Unchanged - Refer to Current Fee	
Duplicate business certificate	$ 13.00 each	No	**Charged by:** Finance **Collected by:** Finance - Muni Services - Business Tax	**Date:** 4/23/2024 **Res. No.** 24-9316	**Objective:** User Fee **Prop 26 Exception:** 1, 2 **Full Cost:** $ 13.83		Unchanged - Refer to Current Fee	
Amplified Music Permit	$ 81.00	No	**Charged by:** Finance **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437 **City Code Section:** 9.05.060 (c) (2)	**Objective:** User Fee **Prop 26 Exception:** 1, 2 **Full Cost:** $ 83.00		$ 83.00	2.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Finance / Municipal Services **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
City Flag	Actual Cost	No	**Charged by:** Finance **Collected by:** Finance	**Date:** **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** Actual Cost	City Council Approved Policy 7/20/1993.	Unchanged - Refer to Current Fee	
Block Party Request	No Charge	No	**Charged by:** Finance **Collected by:** Finance	**Date:** 6/15/2010 **Res. No.**	**Objective:** User Fee **Prop 26 Exception:** N/A **Full Cost:** $ 83.00	Fee waived to promote community spirit.	Unchanged - Refer to Current Fee	
Utility service deposit - commercial, industrial and residential	Estimated three (3) month's usage based on history and / or projected load	No	**Charged by:** Municipal Serv **Collected by:** Municipal Serv	**Date:** 8/9/1966 **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** As calculated		Unchanged - Refer to Current Fee	
<u>Service turn-on fee (for each service)</u> Electric Water	 $ 49.00 $ 49.00	 No No	**Charged by:** Municipal Serv **Collected by:** Municipal Serv	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 51.33		 $ 51.00 $ 51.00	 4.1% 4.1%
Billing service charge for late payment - residential, commercial and industrial	$ 15.00 or 1.5% per account, whichever greater	No	**Charged by:** Municipal Serv **Collected by:** Municipal Serv	**Date:** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost Penalty **Prop 26 Exception:** 1, 2, 5 **Full Cost:** $ 16.42		$ 16.00 or 1.5% per account, whichever greater	6.7%
Delinquent Service Letter (48 hour notice)	$ 56.00 per account	No	**Charged by:** Municipal Serv **Collected by:** Municipal Serv	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost Penalty **Prop 26 Exception:** 1, 2 **Full Cost:** $ 58.33		$ 58.00 per account	3.6%
Fees for the verification of electric meter address (aka "ring out")	$ 152.00 per address plus $ 5.00 per meter *	No No	**Charged by:** Municipal Serv **Collected by:** Municipal Serv	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 155.25	* Per meter full cost is $13	$ 155.00 per address plus Unchanged - Refer to Current Fee	2.0%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Finance / Municipal Services **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Utility Billing Splitting or Combining Accounts	$ 169.00 per account	No	**Charged by:** Municipal Serv **Collected by:** Municipal Serv	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 172.00		$ 172.00 per account	1.8%
Municipal Services Information Special Request (Request Research)	Actual Cost of Compilation	No	**Charged by:** Municipal Serv **Collected by:** Municipal Serv	**Date:** 6/12/2001 **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** Actual Cost		Unchanged - Refer to Current Fee	
10-day letter for house meter for up to 10 units	$ 143.00	No	**Charged by:** Municipal Serv **Collected by:** Municipal Serv	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 146.83		$ 146.00	2.1%
For each full or partial increment of 10 thereafter	$ 22.00	No					$ 23.00	4.5%
Meter reading more than once per month 1st meter per location	$ 98.00	No	**Charged by:** Municipal Serv **Collected by:** Municipal Serv	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 99.83		$ 99.00	1.0%
Delinquent Reconnect Fee	$ 85.00 per account	No	**Charged by:** Municipal Serv **Collected by:** Municipal Serv	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost Penalty **Prop 26 Exception:** 1, 2 **Full Cost:** $ 87.00		$ 87.00 per account	2.4%

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Municipal Fee Schedule

Fire Department

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Training Fee **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Training Fee CPR – Adult Heart Saver (4 Hours)	$ 1,403.00 per 6 persons	No	**Charged by:** Fire / Training **Collected by:** Fire / Training	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** N/A * **Full Cost:** $ 1,453.75		$ 1,453.00 per 6 persons	3.6%
Training Fee CPR – Adult / Pediatric Heart Saver (6 Hours)	$ 1,964.00 per 6 persons	No	**Charged by:** Fire / Training **Collected by:** Fire / Training	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** N/A * **Full Cost:** $ 2,035.25		$ 2,035.00 per 6 persons	3.6%
Training Fee First Aid (4 Hours)	$ 1,403.00 per 6 persons	No	**Charged by:** Fire / Training **Collected by:** Fire / Training	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** N/A * **Full Cost:** $ 1,453.75		$ 1,453.00 per 6 persons	3.6%
Training Fee PALS / ACLS Recognition (2 Days)	$ 3,173.00 per 6 persons	No	**Charged by:** Fire / Training **Collected by:** Fire / Training	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** N/A * **Full Cost:** $ 3,285.33		$ 3,285.00 per 6 persons	3.5%
Training Fee PALS / ACLS Re-Recognition (1 Day)	$ 1,586.00 per 6 persons	No	**Charged by:** Fire / Training **Collected by:** Fire / Training	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** N/A * **Full Cost:** $ 1,642.67		$ 1,642.00 per 6 persons	3.5%
Training Fee Fire Extinguisher Training (2 Hours) *Does not include fees for fire extinguisher use.*	$ 426.00 Limit 12 persons	No	**Charged by:** Fire / Training **Collected by:** Fire / Training	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** N/A * **Full Cost:** $ 445.25		$ 445.00 Limit 12 persons	4.5%
Training Fee Safety and Evacuation Lecture (2 Hours)	$ 460.00 Limit 20 persons	No	**Charged by:** Fire / Training **Collected by:** Fire / Training	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** N/A * **Full Cost:** $ 480.25		$ 480.00 Limit 20 persons	4.3%

* Note: N/A here signifies the fee, rate, or charge is not a fee imposed exclusively by local government.

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Rental and Resource Fees **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Facility Rental Fee Headquarters' Conference Room Rental	$ 215.00 per hour	No	**Charged by:** Fire **Collected by:** Fire / Administration	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 4 **Full Cost:** $ 228.75		$ 228.00 per hour	6.0%
Facility Rental Fee Training Center: Classroom (Limit 80 persons)	$ 215.00 per hour	No	**Charged by:** Fire **Collected by:** Fire / Administration	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 4 **Full Cost:** $ 228.75		$ 228.00 per hour	6.0%
Facility Rental Fee Training Center: Classroom (Limit 30 persons)	$ 215.00 per hour	No	**Charged by:** Fire **Collected by:** Fire / Administration	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 4 **Full Cost:** $ 228.75		$ 228.00 per hour	6.0%
Facility Rental Fee Training Center: Classroom (Limit 20 persons)	$ 215.00 per hour	No	**Charged by:** Fire **Collected by:** Fire / Administration	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 4 **Full Cost:** $ 228.75		$ 228.00 per hour	6.0%
Facility Rental Fee Training Center: Drill Grounds / Tower	$ 215.00 per hour	No	**Charged by:** Fire **Collected by:** Fire / Administration	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 4 **Full Cost:** $ 228.75		$ 228.00 per hour	6.0%
Resource Fees Stand-by (One Engine for Permitted Activity)	$ 540.00 per hour	No	**Charged by:** Fire **Collected by:** Fire / Administration	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 1, 2 **Full Cost:** $ 561.75		$ 561.00 per hour	3.9%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Rental and Resource Fees **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Resource Fees Fire Watch (Per Person)	$ 292.00 per hour	No	**Charged by:** Fire **Collected by:** Fire / Administration	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 1, 2 **Full Cost:** $ 309.00		$ 309.00 per hour	5.8%
Resource Fees Water Clean-up – Industrial and Commercial (1 Engine)	$ 551.00 per hour	No	**Charged by:** Fire **Collected by:** Fire / Administration	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 1, 2 **Full Cost:** $ 572.00		$ 572.00 per hour	3.8%
Resource Fees Water Clean-up – Industrial and Commercial (1 Truck)	$ 721.00 per hour	No	**Charged by:** Fire **Collected by:** Fire / Administration	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 1, 2 **Full Cost:** $ 749.00		$ 749.00 per hour	3.9%
Resource Fees Water Clean-up – Industrial and Commercial (1 Haz-Mat)	$ 181.00 per hour	No	**Charged by:** Fire **Collected by:** Fire / Administration	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 1, 2 **Full Cost:** $ 188.00		$ 188.00 per hour	3.9%
Resource Fees Water Clean-up – Industrial and Commercial (1 Battalion Chief)	$ 265.00 per hour	No	**Charged by:** Fire **Collected by:** Fire / Administration	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 1, 2 **Full Cost:** $ 271.00		$ 271.00 per hour	2.3%
Resource Fees DUI Fire Response	$ 551.00 per hour	No	**Charged by:** Fire **Collected by:** Fire / Administration	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 1, 2 **Full Cost:** $ 572.00		$ 572.00 per hour	3.8%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Construction Permits / General **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Access Control and Traffic Calming Devices, Gates and Barricades across fire apparatus access roads	$ 1,171.00	Yes	**Charged by:** Fire **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00		$ 1,236.00	5.6%
Access Controlled Egress	$ 2,050.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,163.00		$ 2,163.00	5.5%
Alternate Materials, Design and Methods of Construction and Equipment	$ 2,050.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention Permit Center	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,163.00		$ 2,163.00	5.5%
Automatic Fire Extinguishing Systems: Special Hazard Systems (including Halon Wet and Dry Chemical Systems, CO2, Foam and Similar Systems).	$ 1,757.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,854.00		$ 1,854.00	5.5%
Automatic Fire Extinguishing Systems: Hood & Duct per system	$ 1,025.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,081.50		$ 1,081.00	5.5%
Automatic Fire Protection System for Spray Booths	$ 1,610.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,699.50		$ 1,699.00	5.5%
Automatic Fire Sprinkler Systems - New: 1 - 49 Heads	$ 1,464.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,545.00		$ 1,545.00	5.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Construction Permits / General **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Automatic Fire Sprinkler Systems - New: 50 - 100 Heads	$ 2,343.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,472.00		$ 2,472.00	5.5%
Automatic Fire Sprinkler Systems - New: 101 - 200 Heads	$ 3,807.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 4,017.00		$ 4,017.00	5.5%
Automatic Fire Sprinkler Systems - New: Each additional 100 Heads (>200 heads)	$ 878.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 927.00		$ 927.00	5.6%
Automatic Fire Sprinkler Systems - Existing 1 - 49 Heads, no calculations	$ 1,098.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,158.75		$ 1,158.00	5.5%
Automatic Fire Sprinkler Systems - Existing 50 - 100 Heads, no calculations	$ 1,391.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,467.75		$ 1,467.00	5.5%
Automatic Fire Sprinkler Systems - Existing 1 - 49 Heads, with calculations	$ 1,903.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,008.50		$ 2,008.00	5.5%
Automatic Fire Sprinkler Systems - Existing 50-100 Heads, with calculations	$ 2,196.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,317.50		$ 2,317.00	5.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Construction Permits / General **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Automatic Fire Sprinkler Systems - Existing 101-200 Heads, with calculations	$ 3,514.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 3,708.00		$ 3,708.00	5.5%
Automatic Fire Sprinkler Systems - Existing Each additional 100 Heads (>200 heads)	$ 438.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 463.50		$ 463.00	5.7%
Automatic Fire Sprinkler Systems: Residential 13D - Initial Submittal Plan Review Required	$ 1,757.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,854.00		$ 1,854.00	5.5%
Automatic Fire Sprinkler Systems: Residential 13D - Secondary Submittal - No Detailed Review Required	$ 878.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 927.00		$ 927.00	5.6%
Backflow Preventer Replacement	$ 1,757.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,854.00		$ 1,854.00	5.5%
Building Plans - FIRE	35% of Building Department Fee $1,025 minimum	Yes	**Charged by:** Permit Center **Collected by:** Permit Center	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,081.50		35% of Building Department Fee $1,081 minimum	5.5%
Building Plans - CUPA	35% of Building Department Fee $1,025 minimum	Yes	**Charged by:** Permit Center **Collected by:** Permit Center Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,081.50		35% of Building Department Fee $1,081 minimum	5.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Construction Permits / General **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Building Plans - FIRE - Expedited	50% of Build. Permit Fee Minimum: OT Fire Fee	Yes	**Charged by:** Permit Center **Collected by:** Permit Center	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** varies		Unchanged - Refer to Current Fee	
Building Plans - CUPA - Expedited	50% of Build. Permit Fee Minimum: OT Fire Fee	Yes	**Charged by:** Permit Center **Collected by:** Permit Center Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** varies		Unchanged - Refer to Current Fee	
Carbon Dioxide Beverage Dispensing System	$ 1,464.00	Yes	**Charged by:** Fire **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,545.00		$ 1,545.00	5.5%
Carnival and Fairs	$ 1,464.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,545.00		$ 1,545.00	5.5%
Closure of an Onsite Hazardous Waste Treatment System: Conditionally Authorized or Conditionally Exempt	$ 1,171.00	Yes	**Charged by:** Fire **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00		$ 1,236.00	5.6%
Closure of an Onsite Hazardous Waste Treatment System: Permit by Rule	$ 1,464.00	Yes	**Charged by:** Fire **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,545.00		$ 1,545.00	5.5%
Community Development Department Referrals	$ 2,050.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,163.00		$ 2,163.00	5.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Construction Permits / General **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Compressed Gas Installation	$ 2,050.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,163.00		$ 2,163.00	5.5%
Cooking Oil Storage Tanks	$ 1,464.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,545.00		$ 1,545.00	5.5%
~~2-Way~~ Elevator ~~Permit~~ (2-Way) Communication System	$ 1,757.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,854.00		$ 1,854.00	5.5%
Emergency Responder Radio Coverage System	$ 5,272.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 5,562.00		$ 5,562.00	5.5%
Emergency Alarm Systems: New System - No Gas Detection	$ 2,343.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,472.00		$ 2,472.00	5.5%
Emergency Alarm Systems: Modification - No Gas Detection	$ 1,171.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00		$ 1,236.00	5.6%
Emergency Alarm Systems: New System - Including Gas Detection	$ 2,929.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 3,090.00		$ 3,090.00	5.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Construction Permits / General **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Emergency Alarm Systems: Modification - Including Gas Detection	$ 1,464.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,545.00		$ 1,545.00	5.5%
Energy Storage Systems	$ 2,343.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,472.00		$ 2,472.00	5.5%
Energy Storage Systems - RESIDENTIAL (R3)	$ 585.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00	5.6%
Energy Storage Systems - Commercial Decommissioning	$ 1,171.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00		$ 1,236.00	5.6%
Engineering Referrals (Parcel maps, public roads, EVAE's, public fire hydrants)	$ 1,171.00	Yes	**Charged by:** Fire **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00		$ 1,236.00	5.6%
Environmental Impact Report Initial Review (includes 6 hours of review)	$ 2,343.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,472.00		$ 2,472.00	5.5%
Environmental Impact Report - each additional hour after initial review	$ 292.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00		$ 309.00	5.8%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Construction Permits / General **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Exhibit and Trade Shows	$ 1,464.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,545.00		$ 1,545.00	5.5%
Fire Alarm Systems (Non-high rise and R-2 Occupancies: 1 - 20 Devices	$ 1,171.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00		$ 1,236.00	5.6%
Fire Alarm Systems (Non-high rise and R-2 Occupancies: 21 - 40 Devices	$ 1,757.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,854.00		$ 1,854.00	5.5%
Fire Alarm Systems (Non-high rise and R-2 Occupancies: 41 - 100 Devices	$ 2,929.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 3,090.00		$ 3,090.00	5.5%
Fire Alarm Systems (Non-high rise and R-2 Occupancies: 101 - 200 Devices	$ 3,807.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 4,017.00		$ 4,017.00	5.5%
Fire Alarm Systems (Non-high rise and R-2 Occupancies: Each additional 50 Devices (>200 devices)	$ 585.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00	5.6%
Fire Alarm Systems with pre-wire inspection required (high rise and R-2 Occupancies): 1 - 20 Devices	$ 1,464.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,545.00		$ 1,545.00	5.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Construction Permits / General **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Fire Alarm Systems with pre-wire inspection required (high rise and R-2 Occupancies): 21 - 40 Devices	$ 2,343.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,472.00		$ 2,472.00	5.5%
Fire Alarm Systems with pre-wire inspection required (high rise and R-2 Occupancies): 41 - 100 Devices	$ 3,514.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 3,708.00		$ 3,708.00	5.5%
Fire Alarm Systems with pre-wire inspection required (high rise and R-2 Occupancies): 101 - 200 Devices	$ 4,393.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 4,635.00		$ 4,635.00	5.5%
Fire Alarm Systems with pre-wire inspection required (high rise and R-2 Occupancies): Each additional 50 Devices (>200 devices)	$ 878.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 927.00		$ 927.00	5.6%
Fire Pump Installation	$ 3,514.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 3,708.00		$ 3,708.00	5.5%
Fire Safety Demolition / Construction Plan	$ 2,050.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,163.00		$ 2,163.00	5.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Construction Permits / General **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Hazardous Materials Closure Plan:			**Charged by:** Fire / Prevention	**Date:** 4/29/2025	**Objective:** Recover Cost User Fee	~~Modified fee structure~~		
Facility/Site - <=5,000 sq ft	$ 1,464.00	Yes		**Res. No.** 25-9437	**Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,545.00		$ 1,545.00	5.5%
Facility/Site - 5,001 to 25,000 sq ft	$ 2,343.00	Yes	**Collected by:** Fire / Prevention		**Full Cost:** $ 2,472.00		$ 2,472.00	5.5%
Facility/Site - >=25,001 sq ft	$ 2,929.00	Yes			**Full Cost:** $ 3,090.00		$ 3,090.00	5.5%
Hazardous Materials Closure Plan:			**Charged by:** Fire / Prevention	**Date:** 4/29/2025	**Objective:** Recover Cost User Fee			
Equipment	$ 2,929.00	Yes		**Res. No.** 25-9437	**Prop 26 Exception:** 1, 2, 3		$ 927.00	-68.4%
			Collected by: Fire / Prevention		**Full Cost:** $ 927.00			
Hazardous Material Tool / Equipment	$ 2,929.00	Yes	**Charged by:** Fire / Prevention	**Date:** 4/29/2025	**Objective:** Recover Cost User Fee		$ 3,090.00	5.5%
New Installation				**Res. No.** 25-9437	**Prop 26 Exception:** 1, 2, 3			
			Collected by: Fire / Prevention		**Full Cost:** $ 3,090.00			
Hazardous Materials Tools / Equipment:			**Charged by:** Fire / Prevention	**Date:** 4/29/2025	**Objective:** Recover Cost User Fee	~~Modified fee structure~~		
Modification / Addition to Existing Tool Equipment	$ 1,757.00	Yes	**Collected by:**	**Res. No.** 25-9437	**Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,854.00		$ 1,854.00	5.5%
Modification to Existing Tool - Changin to Haz Mat and Detection - no construction	$ 1,171.00	Yes	Fire / Prevention		**Full Cost:** $ 1,236.00		$ 1,236.00	5.6%
Demolition Only	$ 1,171.00	Yes			**Full Cost:** $ 1,236.00		$ 1,236.00	5.6%
High-Piled Combustible Storage	$ 2,343.00	Yes	**Charged by:** Fire / Prevention	**Date:** 4/29/2025	**Objective:** Recover Cost User Fee		$ 2,472.00	5.5%
				Res. No. 25-9437	**Prop 26 Exception:** 1, 2, 3			
			Collected by: Fire / Prevention		**Full Cost:** $ 2,472.00			
High-Rise Fire Protection Water Storage Tank (1st tank)	$ 1,610.00	Yes	**Charged by:** Fire / Prevention	**Date:** 4/29/2025	**Objective:** Recover Cost User Fee		$ 1,699.00	5.5%
				Res. No. 25-9437	**Prop 26 Exception:** 1, 2, 3			
			Collected by: Fire / Prevention		**Full Cost:** $ 1,699.50			

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Construction Permits / General **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
High-Rise Fire Protection Water Storage Tank (each additional tank)	$ 585.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00	5.6%
Knox Box Installation	$ 438.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 463.50		$ 463.00	5.7%
Licensed Care Facility (Pre-Inspection)	$ 585.00	No	**Charged by:** Fire **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00	5.6%
Liquified Petroleum Gases Installation per Tank	$ 1,171.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00		$ 1,236.00	5.6%
Methane Venting and Detection Systems	$ 4,100.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 4,326.00		$ 4,326.00	5.5%
~~On-Demand~~ Mobile (On-Demand) Fueling Site Permit	$ 2,343.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,472.00		$ 2,472.00	5.5%
Open Burnings	$ 878.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 927.00		$ 927.00	5.6%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Construction Permits / General **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Outdoor Assembly Event	$ 1,464.00	Yes	**Charged by:** Fire **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,545.00		$ 1,545.00	5.5%
<u>Ovens</u> Industrial Baking and / or Drying per oven	$ 1,171.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00		$ 1,236.00	5.6%
Phased Permitting / Occupancy Plan	$ 3,514.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 3,708.00		$ 3,708.00	5.5%
Plant Extraction Systems	$ 2,343.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,472.00		$ 2,472.00	5.5%
Public Fireworks Display and Pyrotechnic Special Effects Use Secondary Fireworks/Pyro Submittal - No Detailed Plan Review Required	$ 2,343.00 $ 585.00	Yes Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,472.00 **Full Cost:** $ 618.00		$ 2,472.00 $ 618.00	5.5% 5.6%
Pyrotechnics Special Effects Proximal to Audience Secondary Pyro Submittal - No Detailed Plan Review Required	$ 3,514.00 $ 878.00	Yes Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 3,708.00 **Full Cost:** $ 927.00		$ 3,708.00 $ 927.00	5.5% 5.6%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Construction Permits / General **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Refrigeration System	$ 1,757.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,854.00		$ 1,854.00	5.5%
Residential Fire-Building Plan Review - (R-3/R-3.1 occupancies only)	$ 365.00	No	**Charged by:** Fire **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 386.25		$ 386.00	5.8%
Smoke Control System	$ 5,858.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 6,180.00		$ 6,180.00	5.5%
Solar Photovoltaic Power Systems - COMMERCIAL	$ 2,343.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,472.00		$ 2,472.00	5.5%
Solar Photovoltaic Power Systems - RESIDENTIAL	$ 439.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 463.50		$ 463.00	5.5%
<u>Standpipe Systems:</u> Wet, Combination and Horizontal	$ 1,464.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,545.00		$ 1,545.00	5.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Construction Permits / General **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Storage Tanks - Hazardous Materials: Underground and Above Ground Tank Installations (1st tank)	$ 2,929.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 3,090.00		$ 3,090.00	5.5%
Storage Tanks - Hazardous Materials: Underground and Above Ground Tank Installations (each additional tank after the 1st)	$ 1,171.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00		$ 1,236.00	5.6%
Storage Tanks - Hazardous Materials: Underground and Above Ground Tank Removals (1st tank)	$ 2,636.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,781.00		$ 2,781.00	5.5%
Storage Tanks - Hazardous Materials: Underground and Above Ground Tank Removals (each additional tank after the 1st)	$ 1,171.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00		$ 1,236.00	5.6%
Storage Tanks - Hazardous Materials: Underground and Above Ground Tank Modifications	$ 1,464.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,545.00		$ 1,545.00	5.5%
Temporary Special Event Structure	$ 2,929.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 3,090.00		$ 3,090.00	5.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Construction Permits / General **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
~~First~~ Tent~~, Canopy~~ or Air Supported Membrane Structure (First)	$ 1,171.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00		$ 1,236.00	5.6%
~~Each Additional~~ Tent~~, Canopy~~ or Air Supported Membrane Structure (Each Additional)	$ 438.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 463.50		$ 463.00	5.7%
Underground Fire Service Systems: Fire Sprinkler System (no hydrants)	$ 2,050.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,163.00		$ 2,163.00	5.5%
Underground Fire Service Systems: Fire Sprinkler System with hydrants	$ 2,636.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,781.00		$ 2,781.00	5.5%
Underground Fire Service Systems: Repairs and Minor Modifications	$ 1,171.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00		$ 1,236.00	5.6%
Plan Revision Fee	$ 585.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00	5.6%
Resubmittal Fee	$ 1,171.00	Yes	**Charged by:** Fire / Prevention **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00	~~This fee was previously combined with the Plan Revision Fee; Department is now breaking this out separately.~~	$ 1,236.00	5.6%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Construction Permits / General **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Design Review / Consultation	$ 292.00 per hour	Yes	**Charged by:** Fire **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00		$ 309.00 per hour	5.8%
Miscellaneous Inspections or Plan Reviews, per hour	$ 292.00 per hour	Yes	**Charged by:** Fire **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00		$ 309.00 per hour	5.8%
Miscellaneous Haz Mat Inspections or Haz Mat Plan Reviews, or Haz Mat Field Sampling, per hour	$ 292.00 per hour	Yes	**Charged by:** Fire **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00		$ 309.00 per hour	5.8%
Overtime Inspection (max 3 hrs)	$ 1,053.00 (max 3 hours)	Yes	**Charged by:** Fire **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,112.40		$ 1,112.00 (max 3 hours)	5.6%
Overtime Haz Mat Inspection (max 3 hrs)	$ 1,053.00 (max 3 hours)	Yes	**Charged by:** Fire **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,112.40		$ 1,112.00 (max 3 hours)	5.6%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Construction Permits / General **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Overtime Plan Review (max 3 hrs)	$ 1,053.00 (max 3 hours)	Yes	**Charged by:** Fire **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,112.40		$ 1,112.00 (max 3 hours)	5.6%
Overtime Haz Mat Plan Review (max 3 hrs)	$ 1,053.00 (max 3 hours)	Yes	**Charged by:** Fire **Collected by:** Fire / Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,112.40		$ 1,112.00 (max 3 hours)	5.6%
Hourly Rate for Miscellaneous Services			**Charged by:** Fire	**Date:** 4/29/2025	**Objective:** Recover Cost User Fee			
Regular Hours	$ 292.00	Yes	**Collected by:** Fire / Prevention	**Res. No.** 25-9437	**Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00	per hour	$ 309.00	5.8%
Overtime	$ 351.00	Yes			**Full Cost:** $ 370.80	per hour	$ 370.00	5.4%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Operational Permits **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Operational Permit: Additive Manufacturing	$ 292.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00		$ 309.00 Annual	5.8%
Operational Permit: Aerosol Products, Aerosol Cooking Spray Products, and Plastic Aerosol Products	$ 379.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 401.70		$ 401.00 Annual	5.8%
Operational Permit: Amusement Park Buildings	$ 379.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 401.70		$ 401.00 Annual	5.8%
Operational Permit: Cellulose Nitrate Storage	$ 145.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 154.50		$ 154.00 Annual	6.2%
Operational Permit: Combustible Dust Producing Operations	$ 585.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00 Annual	5.6%
Operational Permit: Combustible Fiber Storage	$ 292.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00		$ 309.00 Annual	5.8%
Operational Permit: Combustible Storage - Including tires in excess of 2,500 cubic feet	$ 219.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 231.75		$ 231.00 Annual	5.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Operational Permits **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Operational Permit: Compressed Gases	$ 585.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00 Annual	5.6%
Operational Permit: Covered and Open Mall Buildings	$ 1,757.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,854.00		$ 1,854.00 Annual	5.5%
Operational Permit: Cryogenic Fluids	$ 379.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 401.70	Moved from Operational Permits - Haz Mat section	$ 401.00 Annual	5.8%
Operational Permit: Cutting and Welding	$ 379.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 401.70		$ 401.00 Annual	5.8%
Operational Permit: Dry Cleaning Plants	$ 438.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 463.50		$ 463.00 Annual	5.7%
Operational Permit: Emergency Responder Radio Coverage System	$ 585.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00 Annual	5.6%
Operational Permit: Energy Storage Systems	$ 438.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 463.50		$ 463.00 Annual	5.7%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Operational Permits **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Operational Permit: Energy Storage Systems, Serving Life Safety Systems	$ 145.00	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 154.50		$ 154.00	6.2%
Operational Permit: Exhibit and Trade Shows	$ 379.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 401.70		$ 401.00 Annual	5.8%
Operational Permit: Explosives	$ 379.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 401.70		$ 401.00 Annual	5.8%
Operational Permit: Fire Hydrants and Valves	$ 292.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00		$ 309.00 Annual	5.8%
Operational Permit: Hazardous Production Materials Facilities	$ 585.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00 Annual	5.6%
Operational Permit: High-Piled Combustible Storage	$ 585.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00 Annual	5.6%
Operational Permit: Hot Work Operations	$ 145.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 154.50		$ 154.00 Annual	6.2%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Operational Permits **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Operational Permit: Indoor ~~Growing Operations~~ Plant Cultivatio	$ 438.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 463.50		$ 463.00 Annual	5.7%
Operational Permit: Industrial Ovens	$ 145.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 154.50		$ 154.00 Annual	6.2%
Operational Permit: Liquid or Gas Fueled Vehicles ~~or Equipment~~ in Assembly Buildings	$ 292.00 per hour	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00		$ 309.00 per hour	5.8%
Operational Permit: Lithium, Lithium-Ion and Lithium Metal Battery Storage	$ 585.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00 Annual	5.6%
~~Operational Permit:~~ ~~Lithium Batteries~~	~~$ 585.00 Annual~~	~~Yes~~	~~**Charged by:** Fire~~ ~~**Collected by:** Finance~~	~~**Date:** 4/29/2025~~ ~~**Res. No.** 25-9437~~	~~**Objective:** Recover Cost User Fee~~ ~~**Prop 26 Exception:** 1, 2, 3~~ ~~**Full Cost:**~~	Remove duplicate listing		
Operational Permit: Lumber Yard - more than 100,000 board feet	$ 292.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00		$ 309.00 Annual	5.8%
Operational Permit: Magnesium Working - more than 10 lbs. per work day	$ 292.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00		$ 309.00 Annual	5.8%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Operational Permits **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Operational Permit: Miscellaneous Combustible Storage	$ 145.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 154.50		$ 154.00 Annual	6.2%
Operational Permit: ~~On Demand~~ Mobile Fueling Combustible and Flammable Materials	$ 1,757.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,854.00	Moved from Operational Permits - Haz Mat section	$ 1,854.00 Annual	5.5%
Operational Permit: Mobile Fueling Hydrogen-Fueled Vehicles	$ 585.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00 Annual	5.6%
Operational Permit: Motor Fuel Dispensing Facilities	$ 292.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00		$ 309.00 Annual	5.8%
Operational Permit: Organic Coatings	$ 438.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 463.50		$ 463.00 Annual	5.7%
Operational Permit: Places of Assembly	$ 219.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 231.75		$ 231.00 Annual	5.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Operational Permits **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Operational Permit: Places of Assembly (Temporary)	$ 1,757.00	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,854.00		$ 1,854.00	5.5%
Operational Permit: Plant Extraction Systems	$ 438.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 463.50		$ 463.00 Annual	5.7%
Operational Permit: Private Fire Hydrants	$ 292.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00		$ 309.00 Annual	5.8%
Operational Permit: Pyrotechnics Special Effects Material Storage	$ 292.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00		$ 309.00 Annual	5.8%
Operational Permit: Pyroxylin Plastics	$ 585.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00 Annual	5.6%
Operational Permit: Refrigeration Equipment	$ 292.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00		$ 309.00 Annual	5.8%
Operational Permit: Repair Garages	$ 190.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 200.85		$ 200.00 Annual	5.3%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Operational Permits **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Operational Permit: Rooftop Heliports	$ 585.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00 Annual	5.6%
Operational Permit: Smoke Control and Evacuation Systems	$ 805.00	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 849.75		$ 849.00	5.5%
Operational Permit: Spraying or Dipping Operations	$ 438.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 463.50		$ 463.00 Annual	5.7%
Operational Permit: Temporary Membrane Structures and Tents	$ 585.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00 Annual	5.6%
Operational Permit: Tire Rebuilding Plants	$ 438.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 463.50		$ 463.00 Annual	5.7%
Operational Permit: Waste Handling Facilities	$ 659.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 695.25		$ 695.00 Annual	5.5%
Operational Permit: Wood Products – Storage in excess of 200 cubic feet	$ 585.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00 Annual	5.6%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Operational Permits **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Single Story Building 1 to 20,000 square feet	$ 438.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 463.50		$ 463.00 Annual	5.7%
Single Story Building 20,001 square feet or greater	$ 658.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 695.25		$ 695.00 Annual	5.6%
Multi-Story Buildings 2 or more stories in height and not classified as a High Rise (per floor)	$ 878.00 per floor	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 927.00		$ 927.00 per floor	5.6%
Operational Permit: Operational Permit Reinspection Fee (per hour)	$ 292.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00		$ 309.00 Annual	5.8%
Operational Permit: Additional Permits	$ 585.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00 Annual	5.6%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Operational Permits - Haz Mat **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Combustible and Flammable Liquids/Materials	$ 292.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00		$ 309.00 Annual	5.8%
Corrosives Materials (Gases, Liquid, Solids)	$ 379.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 401.70		$ 401.00 Annual	5.8%
Highly Toxic Materials	$ 585.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00 Annual	5.6%
Liquefied Petroleum Gas	$ 379.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 401.70		$ 401.00 Annual	5.8%
Organic Peroxides: Liquids and Solids - any amount **Except: Class V Organic Peroxides**	$ 438.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 463.50		$ 463.00 Annual	5.7%
Organic Materials: Gases, Liquids and Solids	$ 379.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 401.70		$ 401.00 Annual	5.8%
Pyrophoric Materials: Gases, Liquids and Solids - any amount	$ 438.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 463.50		$ 463.00 Annual	5.7%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Operational Permits - Haz Mat **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Toxic Materials: Gases, Liquids and Solids	$ 438.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 463.50		$ 463.00 Annual	5.7%
Unstable (Reactive) Materials: Gases, Liquids and Solids	$ 438.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 463.50		$ 463.00 Annual	5.7%
Water Reactive Materials: Gases, Liquids and Solids	$ 438.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 463.50		$ 463.00 Annual	5.7%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / State Mandated **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
High Rise (per floor)	$ 1,171.00 per floor Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00		$ 1,236.00 per floor Annual	5.6%
R-1/R-2 Occupancies: Multi-Family, 3 or more residential units	$ 28.00 per unit	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 30.90		$ 30.00 per unit	7.1%
High Rise R-1 / R-2 (per floor)	$ 951.00 per floor Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,004.25		$ 1,004.00 per floor Annual	5.6%
Commercial Day Care (E3) Adult Day Care (I4) 7 - 49 persons	$ 292.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00		$ 309.00 Annual	5.8%
Commercial Day Care (E3) Adult Day Care (I4) 50 - 149 persons	$ 438.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 463.50		$ 463.00 Annual	5.7%
Commercial Day Care (E3) Adult Day Care (I4) 150 + persons	$ 878.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 927.00		$ 927.00 Annual	5.6%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / State Mandated **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
School 1 - 250 Students	$ 585.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00 Annual	5.6%
School 251 - 500 Students	$ 1,171.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00		$ 1,236.00 Annual	5.6%
School > 500 Students	$ 2,343.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,472.00		$ 2,472.00 Annual	5.5%
Jails	$ 878.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 927.00		$ 927.00 Annual	5.6%
Hospitals	$ 2,929.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 3,090.00		$ 3,090.00 Annual	5.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Penalty Fees **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
False Alarm Responses After third time in 180 day period per response	$ 512.00	No	**Charged by:** Fire **Collected by:** Fire Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Penalty **Prop 26 Exception:** 1, 2 **Full Cost:** $ 540.75		$ 540.00	5.5%
Re-Inspection Fee (Development): For failure to cancel appointment, work not ready for inspection or more than two re-inspections	$ 585.00	No	**Charged by:** Fire **Collected by:** Fire Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Penalty **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00		$ 618.00	5.6%
Re-Inspection Fee (CUPA Development): For failure to cancel appointment, work not ready for inspection or more than two re-inspections	$ 585.00	No	**Charged by:** Fire **Collected by:** Fire Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Penalty **Prop 26 Exception:** 5 **Full Cost:** $ 618.00	~~The re-inspection fee is now being broken out by their respective programs. Not a new fee.~~	$ 618.00	5.6%
Re-Inspection Fee (Fire Operational): For failure to cancel appointment, work not ready for inspection or more than two re-inspections	$ 585.00	No	**Charged by:** Fire **Collected by:** Fire Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Penalty **Prop 26 Exception:** 5 **Full Cost:** $ 618.00	~~The re-inspection fee is now being broken out by their respective programs. Not a new fee.~~	$ 618.00	5.6%
Re-Inspection Fee (CUPA Operational): For failure to cancel appointment, work not ready for inspection or more than two re-inspections	$ 585.00	No	**Charged by:** Fire **Collected by:** Fire Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Penalty **Prop 26 Exception:** 5 **Full Cost:** $ 618.00	~~The re-inspection fee is now being broken out by their respective programs. Not a new fee.~~	$ 618.00	5.6%
Expired Fire Development Construction Permit Reactivation Fee	$ 1,171.00	No	**Charged by:** Fire **Collected by:** Fire Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Penalty **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00		$ 1,236.00	5.6%
Expired Fire Development Construction Permit Plan Review Reactivation Fee	$ 1,171.00	No	**Charged by:** Fire **Collected by:** Fire Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Penalty **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00		$ 1,236.00	5.6%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Penalty Fees **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Expired CUPA Development Construction Permit Reactivation Fee	$ 1,171.00	No	**Charged by:** Fire **Collected by:** Fire Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Penalty **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00	~~The expired construction permit reactivation fee is now being broken out by their respective programs. Not a new fee.~~	$ 1,236.00	5.6%
Expired CUPA Development Construction Permit Plan Review Reactivation Fee	$ 1,171.00	No	**Charged by:** Fire **Collected by:** Fire Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Penalty **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00	~~The expired construction permit reactivation fee is now being broken out by their respective programs. Not a new fee.~~	$ 1,236.00	5.6%
Administrative Citations	Penalty as Assessed per CSC Municipal Code	No	**Charged by:** Fire **Collected by:** Fire Prevention	**Date:** 4/18/2023 **Res. No.** 23-9221	**Objective:** Penalty **Prop 26 Exception:** 5 **Full Cost:**		Unchanged - Refer to Current Fee	
Late filing of documents / reports / information - per occurrence	$ 103.00 per occurrence	No	**Charged by:** Fire **Collected by:** Fire Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Penalty **Prop 26 Exception:** 5 **Full Cost:**		$ 100.00 per occurrence	-2.9%
Late filing of CUPA documents / reports / information - per occurrence	$ 517.00 per occurrence	No	**Charged by:** Fire **Collected by:** Fire Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Penalty **Prop 26 Exception:** 5 **Full Cost:**		$ 500.00 per occurrence	-3.3%
Late Payment of Fire Operational Permit Fee - >30 days	50% of Assessed Fee Not to Exceed $500	No	**Charged by:** Fire **Collected by:** Fire Prevention	**Date:** 4/18/2023 **Res. No.** 23-9221	**Objective:** Penalty **Prop 26 Exception:** 5 **Full Cost:**	Linked to California Fire Code Section 105.5	Unchanged - Refer to Current Fee	
Late Payment of CUPA Permit Fee - >30 days	50% of Assessed Fee Not to Exceed $500	No	**Charged by:** Fire **Collected by:** Fire Prevention	**Date:** 9/19/2023 **Res. No.** 23-9267	**Objective:** Penalty **Prop 26 Exception:** 5 **Full Cost:**		Unchanged - Refer to Current Fee	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Document Fees **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Laserfiche / Microfilm Copies	Actual Cost	No	**Charged by:** Fire **Collected by:** Fire	**Date:** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 77.25	Records request recover less than full cost	Unchanged - Refer to Current Fee	
Photographs	Actual Cost	No	**Charged by:** Fire **Collected by:** Fire	**Date:** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 77.25	Records request recover less than full cost	Unchanged - Refer to Current Fee	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / CUPA Fees **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Hazardous Waste Generator Fees: Less than 100 kg per year	$ 512.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 540.75	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 540.00 Annual	5.5%
Hazardous Waste Generator Fees: 100 kg to 999 kg per year	$ 878.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 927.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 927.00 Annual	5.6%
Hazardous Waste Generator Fees: 1,000 kg to 4.99 tons per year	$ 1,171.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 1,236.00 Annual	5.6%
Hazardous Waste Generator Fees: 5 tons to less than 25 tons per year	$ 1,464.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,545.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 1,545.00 Annual	5.5%
Hazardous Waste Generator Fees: 25 tons and greater per year	$ 1,757.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,854.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 1,854.00 Annual	5.5%
California Accidental Release Program (CALARP) Fees: CalARP Facility Operating Permit Program 1	$ 2,929.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 3,090.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 3,090.00 Annual	5.5%
California Accidental Release Program (CALARP) Fees: CalARP Facility Operating Permit Program 2	$ 3,514.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 3,708.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 3,708.00 Annual	5.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / CUPA Fees **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
California Accidental Release Program (CALARP) Fees: CalARP Facility Operating Permit Program 3	$ 3,514.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 3,708.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 3,708.00 Annual	5.5%
California Accidental Release Program (CALARP) Fees: RMP Review Fee per hour	$ 292.00 per hour	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 309.00 per hour	5.8%
Onsite treatment of Hazardous Waste Annual Fee - Highest Tier: Permit by Rule	$ 2,343.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,472.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 2,472.00 Annual	5.5%
Onsite treatment of Hazardous Waste Annual Fee - Highest Tier: Conditionally Authorized	$ 1,464.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,545.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 1,545.00 Annual	5.5%
Onsite treatment of Hazardous Waste Annual Fee - Highest Tier: Conditionally Exempt	$ 585.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 618.00 Annual	5.6%
State of California Annual Surcharges: CUPA Oversight Fee	As Determined by State Regulation	No	**Charged by:** Fire **Collected by:** Finance	**Date:** 7/14/2009 **Res. No.** 09-7653	**Objective:** User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** N/A	Set by State Collected by City and paid to State.	Unchanged - Refer to Current Fee	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / CUPA Fees **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
State of California Annual Surcharges: Underground Tank Fee	As Determined by State Regulation	No	**Charged by:** Fire **Collected by:** Finance	**Date:** 7/14/2009 **Res. No.** 09-7653	**Objective:** User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** N/A	Set by State Collected by City and paid to State.	Unchanged - Refer to Current Fee	
State of California Annual Surcharges: California Accidental Release Prevention Program	As Determined by State Regulation	No	**Charged by:** Fire **Collected by:** Finance	**Date:** 7/14/2009 **Res. No.** 09-7653	**Objective:** User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** N/A	Set by State Collected by City and paid to State.	Unchanged - Refer to Current Fee	
State of California Annual Surcharges: Aboveground Petroleum Storage Act	As Determined by State Regulation	No	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/21/2015 **Res. No.** 15-8226	**Objective:** User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** N/A	Set by State Collected by City and paid to State.	Unchanged - Refer to Current Fee	
Aboveground Petroleum Storage Tank Program: < 1,320 gallon capacity	$ 732.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 772.50	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 772.00 Annual	5.5%
Aboveground Petroleum Storage Tank Program: 1,320 - 10,000 gallon capacity	$ 1,025.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,081.50	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 1,081.00 Annual	5.5%
Aboveground Petroleum Storage Tank Program: More than 10,000 gallon capacity	$ 2,050.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,163.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 2,163.00 Annual	5.5%
Aboveground Petroleum Storage Tank Program: Tank in Underground Area (TIUGA)	$ 585.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 618.00 Annual	5.6%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / CUPA Fees **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Underground Hazardous Materials Tank: First Tank	$ 2,123.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,240.25	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 2,240.00 Annual	5.5%
Underground Hazardous Materials Tank: Each Additional Tank	$ 585.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 618.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 618.00 Annual	5.6%
Hazardous Materials Business Plan: 1 - 3 Chemicals	$ 878.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 927.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 927.00 Annual	5.6%
Hazardous Materials Business Plan: 4 - 6 Chemicals	$ 1,171.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,236.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 1,236.00 Annual	5.6%
Hazardous Materials Business Plan: 7 - 9 Chemicals	$ 1,757.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 1,854.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 1,854.00 Annual	5.5%
Hazardous Materials Business Plan: 10 - 15 Chemicals	$ 2,343.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 2,472.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 2,472.00 Annual	5.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / CUPA Fees **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Hazardous Materials Business Plan: 16 - 21 Chemicals	$ 2,929.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 3,090.00	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 3,090.00 Annual	5.5%
Hazardous Materials Business Plan: Each additional chemical > 21	$ 73.00 Annual	Yes	**Charged by:** Fire **Collected by:** Finance	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 77.25	~~Phasing in over 4 year period:~~ ~~FY 22/23: 1/4~~ ~~FY 23/24: 1/4~~ ~~FY 24/25: 1/4~~ ~~FY 25/26: 1/4~~	$ 77.00 Annual	5.5%
Field Sample - Environmental Laboratory Analysis	Actual Cost	No	**Charged by:** Fire **Collected by:** Fire Prevention	**Date:** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:**		Unchanged - Refer to Current Fee	
Miscellaneous CUPA Inspection, CUPA Plan Reviews, CUPA Field Sampling, or CUPA Investigation, per hour	$ 292.00 per hour	No	**Charged by:** Fire **Collected by:** Fire Prevention	**Date:** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost User Fee **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 309.00		$ 309.00 per hour	5.8%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Fire / Emergency Medical Services **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Ambulance Transport Fees	As determined by the County of Santa Clara	No	**Charged by:** Fire **Collected by:** Fire	**Date:** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** N/A	Ambulance Transport Fees align with the Santa Clara County EMS Agency Fee Schedule	Unchanged - Refer to Current Fee	



Municipal Fee Schedule

Library

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Library **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Replacement for library materials	Current costs of item + processing fee $ 5.00	No	**Charged by:** Library **Collected by:** Library	**Date:** 4/18/2017 **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 5.00 plus materials	Processing fee incurred to recover the cost of replacing library materials.	Unchanged - Refer to Current Fee Unchanged - Refer to Current Fee	
Replacement fee for lost or damaged library card	$ 2.00	No	**Charged by:** Library **Collected by:** Library	**Date:** 4/22/2014 **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:**	Cost recovery for replacing a lost or damaged library card; 1st replacement at no charge.	Unchanged - Refer to Current Fee	
Replacement Fees for Portable Electronic Devices Chromebooks Replacement Fee Mobile Hotspot Replacement Fee	 $ 265.00 $ 60.00	No	**Charged by:** Library **Collected by:** Library	**Date:** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** N/A		 Unchanged - Refer to Current Fee Unchanged - Refer to Current Fee	
Fee for borrowing materials from other libraries (interlibrary loan)	$ 10.00 per item	No	**Charged by:** Library **Collected by:** Library	**Date:** 5/8/2018 **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ -		Unchanged - Refer to Current Fee	
Replacement fee for lost Link+ materials borrowed from other libraries	$ 115.00	No	**Charged by:** Library **Collected by:** Library	**Date:** 6/10/2003 **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ -	Replacement fee is collected by the library and transferred to the owning library; fee amount is determined by Link+ consortium.	Unchanged - Refer to Current Fee	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Library **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Collection Agency Fee Library Asset Recovery	$ 16.00	No	**Charged by:** Library **Collected by:** Library	**Date:** 4/19/2022 **Res. No.** 22-9081	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ -	Fee is assessed to recover the cost charged by collection agency to the library for resolving delinquent accounts.	Unchanged - Refer to Current Fee	
Fee for using library meeting room			**Charged by:** Library	**Date:** 6/21/2022	**Objective:** User Fee			
Residents / Non-Profits	$ 20.00 per meeting	No	**Collected by:** Library	**Res. No.** 22-9112	**Prop 26 Exception:** 4 **Full Cost:** N/A		Unchanged - Refer to Current Fee	
Non-Residents	$ 90.00 per hour	No					Unchanged - Refer to Current Fee	
Additional assistance required	$ 30.00 per hour	No					Unchanged - Refer to Current Fee	
Cleaning Fee (As Required)	$ 50.00	No		**Date:** 4/29/2025 **Res. No.** 25-9437		To be collected from renters when custodial work is required subsequent to the rental to address spills, carpet stain removal, etc. Amount will only be collected if needed.	Unchanged - Refer to Current Fee	
Replacement fee for lost or unreturned library facility access badge or key		No			**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 10.00	Cost recovery for replacing a lost or unreturned access badge or key	$ 10.00	New



Municipal Fee Schedule

Parks & Recreation

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Cemetery **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
SITE PREPARATION			**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 4,206.52			
Casket Burial, Install Single Burial Vault, Single Depth Grave	$ 4,084.00	No				City is in the process of procuring 3rd party services for site preparation services.	$ 4,206.00 or actual cost of 3rd party contract plus 15% City administrative fee.	3.0%
Casket Burial, Install Single Burial Vault, Double Depth Grave	$ 4,144.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 4,268.32	City is in the process of procuring 3rd party services for site preparation services.	$ 4,268.00 or actual cost of 3rd party contract plus 15% City administrative fee.	3.0%
Casket Burial, Install Companion Vault, Double Depth Grave	$ 4,972.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 5,121.16	City is in the process of procuring 3rd party services for site preparation services.	$ 5,121.00 or actual cost of 3rd party contract plus 15% City administrative fee.	3.0%
Casket Burial, Install One Small Burial Vault (infants/babies), Single Depth Grave	$ 308.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 317.24	City is in the process of procuring 3rd party services for site preparation services.	$ 317.00 or actual cost of 3rd party contract plus 15% City administrative fee.	2.9%
Cremation - One cremation burial in a Grave	$ 1,657.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 1,706.71	City is in the process of procuring 3rd party services for site preparation services.	$ 1,706.00 or actual cost of 3rd party contract plus 15% City administrative fee.	3.0%
Cremation - One Cremation placement in a Niche	$ 1,300.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 1,339.00	City is in the process of procuring 3rd party services for site preparation services.	$ 1,339.00 or actual cost of 3rd party contract plus 15% City administrative fee.	3.0%

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Cemetery **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Casket - One casket placement in a Crypt	$ 2,605.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 2,683.15	City is in the process of procuring 3rd party services for site preparation services.	$ 2,683.00 or actual cost of 3rd party contract plus 15% City administrative fee.	3.0%
Disinterment - One Casket from a Grave	$ 4,972.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 5,121.16	City is in the process of procuring 3rd party services for site preparation services.	$ 5,121.00 or actual cost of 3rd party contract plus 15% City administrative fee.	3.0%
Disinterment - One Casket from a Crypt	$ 2,366.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 2,436.98	City is in the process of procuring 3rd party services for site preparation services.	$ 2,436.00 or actual cost of 3rd party contract plus 15% City administrative fee.	3.0%
Disinterment of One Cremation from a Grave	$ 1,183.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 1,218.49	City is in the process of procuring 3rd party services for site preparation services.	$ 1,218.00 or actual cost of 3rd party contract plus 15% City administrative fee.	3.0%
Disinterment of One Cremation from a Niche	$ 649.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 668.47	City is in the process of procuring 3rd party services for site preparation services.	$ 668.00 or actual cost of 3rd party contract plus 15% City administrative fee.	2.9%
Disinter and reinter casket into same grave to make Grave extra depth (Vault not included)	$ 5,996.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 6,175.88	City is in the process of procuring 3rd party services for site preparation services.	$ 6,175.00 or actual cost of 3rd party contract plus 15% City administrative fee.	3.0%

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Cemetery **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Maintenance Fee	$ 471.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 485.13	City is in the process of procuring 3rd party services for site preparation services.	$ 485.00 or actual cost of 3rd party contract plus 15% City administrative fee.	3.0%
MARKER INSTALLATION Installation of a monobar, emblem, flower vase, or ring on a crypt (each)	Actual Cost	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** Actual Cost	Service performed by outside agency; charge is market rate	Unchanged - Refer to Current Fee	
Installation of a flower vase and ring on a niche (each)	Actual Cost	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** Actual Cost	Service performed by outside agency; charge is market rate	Unchanged - Refer to Current Fee	
Inscribe shutters or grave markers (per letter charge)	Actual Cost	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** Actual Cost	Service performed by outside agency; charge is market rate	Unchanged - Refer to Current Fee	
Installation of a niche plaque (each)	Actual Cost	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** Actual Cost	Service performed by outside agency; charge is market rate	Unchanged - Refer to Current Fee	
Installation of grave marker in South Babyland, Babyland, Children's Garden and Oak Grove Infant Flat marker (10" x 18") set in concrete frame with one vase cup	$ 317.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 709.61		$ 326.00	2.8%

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Cemetery **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Flat marker (10" x 18" or 12" x 24") set into earth	$ 243.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 250.29		$ 250.00	2.9%
Flat marker (20" x 28") set into earth	$ 303.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 312.09		$ 312.00	3.0%
Flat marker (10" x 18" or 12" x 24") set into concrete frame, with or w/o vase cups	$ 732.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 753.96		$ 753.00	2.9%
Single (12" x 34") or Double (12" x 46") Upright Monument Foundation	$ 471.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 485.13		$ 485.00	3.0%
Remove and dispose of marker, marker frame, plaque, vase, ~~and~~ ring, and shutter upon request	$ 235.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 242.05		$ 242.00	3.0%

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Cemetery **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
PROFESSIONAL SERVICES								
Vault Disposal - Casket	$ 471.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 485.13		$ 485.00	3.0%
Vault Disposal - Cremation	$ 77.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 79.31		$ 79.00	2.6%
Sanitize Crypt	$ 1,657.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 1,706.71		$ 1,706.00	3.0%
Burial Permit Filing Fee	$ 461.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 474.83		$ 474.00	2.8%
Hourly Rate (Personnel)	$ 235.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 242.05		$ 242.00	3.0%

* Note: N/A here signifies the fee, rate, or charge is not a fee imposed exclusively by local government.

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Cemetery **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Custom Hourly Rate	Actual Cost	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** Actual Cost		Unchanged - Refer to Current Fee	
Saturday Service - Casket (Hourly Rate)	Actual Cost	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** Actual Cost		Unchanged - Refer to Current Fee	
Saturday Service - Cremation (Hourly Rate)	Actual Cost	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** Actual Cost		Unchanged - Refer to Current Fee	
Chapel Rental - Two Hours of Use for Memorial/Burial Service Non-Resident Resident	$ 373.00 No Charge	No No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 384.19	Chapel is available Monday - Friday	$ 384.00 Unchanged - Refer to Current Fee	2.9%
Chapel Rental - Four Hours of Use for Special Events		No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 1,654.74	Chapel is available Monday - Friday	$ 1,600.00	New

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Cemetery **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
PERPETUAL CARE (ENDOWMENT)								
Casket - Two Caskets Below Ground Burial	$ 5,873.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 6,049.19		$ 6,049.00	3.0%
Casket - Two Caskets Above Ground Burial Garden Mausoleum	$ 5,873.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 6,049.19		$ 6,049.00	3.0%
Casket - One Casket Below Ground	$ 2,934.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 3,022.02		$ 3,022.00	3.0%
Cremation - Two Cremations Below Ground Burial	$ 5,873.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 6,049.19		$ 6,049.00	3.0%
Cremation - One Cremation Below Ground	$ 2,937.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 3,025.11		$ 3,025.00	3.0%
Cremation - Two Cremations Above Ground Burial	$ 5,873.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 6,049.19		$ 6,049.00	3.0%

* Note: N/A here signifies the fee, rate, or charge is not a fee imposed exclusively by local government.

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Cemetery **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Casket - One Casket - Babyland, South Babyland, Children's Garden	$ 369.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 6,049.19		$ 380.00	3.0%
Cremation - Two Cremations Above Ground Bank of Memories	$ 5,873.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 6,049.19		$ 6,049.00	3.0%
Casket - One Casket - Above Ground Indoor Mausoleum	$ 5,873.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 6,049.19		$ 6,049.00	3.0%
Cremation - Four Cremations Above Ground Indoor Mausoleum	$ 11,749.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 12,101.47		$ 12,101.00	3.0%
Cremation - One Cremation Above Ground Indoor Mausoleum	$ 2,937.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 3,025.11		$ 3,025.00	3.0%
Casket - One Casket Above Ground Garden Mausoleum	$ 5,873.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 6,049.19		$ 6,049.00	3.0%

* Note: N/A here signifies the fee, rate, or charge is not a fee imposed exclusively by local government.

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Cemetery **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Casket - One Casket Above Ground Garden Mausoleum	$ 11,749.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 12,101.47		$ 12,101.00	3.0%
Cremation - Two Cremations Above Ground Garden Mausoleum	$ 5,873.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 6,049.19		$ 6,049.00	3.0%
Cremation - Four Cremations Below Ground Oak Grove	$ 11,749.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 12,101.47		$ 12,101.00	3.0%
Casket - One Casket - Below Ground Oak Grove Infant	$ 742.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 6,049.19		$ 764.00	3.0%
BURIAL MATERIALS Burial Materials Processing Fee All materials are priced at actual cost	$ 152.00	No	**Charged by:** Cemetery **Collected by:** Cemetery & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 156.56		$ 156.00	2.6%

* Note: N/A here signifies the fee, rate, or charge is not a fee imposed exclusively by local government.

Mission City Memorial Park Interment Rights and Burial Materials Fee Schedule

Interment Rights			FY 2025/26 Resident Rate	FY 2026/27 Resident Rate	Change %	FY 2025/26 Non-Resident Rate	FY 2026/27 Non-Resident Rate	Change %
Casket	Crypt	Right to inter one decedent, Garden Mausoleum, Tier A	$29,101	$29,974	3.0%	$34,236	$35,263	3.0%
Casket	Crypt	Right to inter one decedent, Garden Mausoleum, Tier B or C	$31,615	$32,564	3.0%	$37,195	$38,311	3.0%
Casket	Crypt	Right to inter one decedent, Garden Mausoleum, Tier D	$26,980	$27,789	3.0%	$31,741	$32,693	3.0%
Casket	Crypt	Right to inter one decedent, Garden Mausoleum, Tier E	$24,455	$25,189	3.0%	$28,771	$29,634	3.0%
Casket	Crypt	Right to inter one decedent, Indoor Mausoleum, Tier A	$33,464	$34,468	3.0%	$39,369	$40,550	3.0%
Casket	Crypt	Right to inter one decedent, Indoor Mausoleum, Tier B-C	$36,050	$37,131	3.0%	$42,412	$43,684	3.0%
Casket	Crypt	Right to inter one decedent, Indoor Mausoleum, Tier D	$31,026	$31,956	3.0%	$36,501	$37,596	3.0%
Casket	Crypt	Right to inter one decedent, Indoor Mausoleum, Tier E	$28,122	$28,966	3.0%	$33,085	$34,078	3.0%
Casket	Crypts	Right to inter two decedents, Garden Mausoleum, All tiers	$46,954	$48,362	3.0%	$55,240	$56,897	3.0%
Casket	Crypts	Right to inter two decedents, Indoor Mausoleum, All tiers	$64,250	$66,178	3.0%	$75,588	$77,856	3.0%
Casket	Grave	Right to inter one decedent, Oak Grove Infant	$687	$708	3.0%	$808	$833	3.0%
Casket	Grave	Right to inter one decedent, flat marker section*	$5,077	$5,229	3.0%	$5,973	$6,152	3.0%
Casket	Grave	Right to inter one decedent, upright monument section**	$7,868	$8,104	3.0%	$9,256	$9,534	3.0%
Casket	Grave	Right to inter two decedents, flat marker section*	$7,130	$7,344	3.0%	$8,389	$8,640	3.0%
Casket	Grave	Right to inter two decedents, upright monument section**	$10,370	$10,681	3.0%	$12,200	$12,566	3.0%
Casket/Cremation	Grave	Right to inter one decedent, Babyland, South Babyland and Children's Garden	$344	$354	3.0%	$404	$416	3.0%
Cremation	Grave	Right to inter four cremations in a grave, upright monument section***	$10,944	$11,272	3.0%	$12,875	$13,261	3.0%
~~Cremation~~	~~Grave~~	~~Right to inter three cremations in a grave, upright monument section**~~	~~$6,842~~			~~$8,049~~		
Cremation	Grave	Right to inter two cremations in a grave, upright monument section**	$5,472	$5,636	3.0%	$6,438	$6,631	3.0%
Cremation	Grave	Right to inter one cremation in a grave with a casket - Grave Expansion	$2,279	$2,347	3.0%	$2,681	$2,762	3.0%
Cremation	Grave	Right to inter two cremations in a grave, Willow Bend Way, ~~and~~ Sunrise Gardens, and Evergreen flat marker sections	$4,752	$4,894	3.0%	$5,590	$5,758	3.0%
Cremation	Niche	Right to inter two cremations in Bank of Memories, Tiers M-T	$1,249	$1,287	3.0%	$1,470	$1,514	3.0%
Cremation	Niche	Right to inter two cremations in Bank of Memories, Tiers I-L	$1,500	$1,545	3.0%	$1,765	$1,818	3.0%
Cremation	Niche	Right to inter two cremations in Bank of Memories, Tiers E-H	$1,759	$1,812	3.0%	$2,070	$2,132	3.0%
Cremation	Niche	Right to inter two cremations in Bank of Memories, Tiers A-D	$1,500	$1,545	3.0%	$1,765	$1,818	3.0%
Cremation	Niche	Right to inter four cremations in Indoor Mausoleum, Tiers ~~1-2~~ 1-10	$10,994	$11,324	3.0%	$12,934	$13,323	3.0%
~~Cremation~~	~~Niche~~	~~Right to inter four cremations in Indoor Mausoleum, Tier 3-5~~	~~$10,994~~			~~$12,934~~		
~~Cremation~~	~~Niche~~	~~Right to inter four cremations in Indoor Mausoleum, Tier 6-8~~	~~$10,994~~			~~$12,934~~		
~~Cremation~~	~~Niche~~	~~Right to inter four cremations in Indoor Mausoleum, Tier 9-10~~	~~$10,994~~			~~$12,934~~		
~~Cremation~~	~~Niche~~	~~Right to inter one cremation in Indoor Community Mausoleum~~	~~$2,863~~			~~$3,368~~		
Cremation	Niche	Right to inter two cremations in Garden Court or Sunset Garden Niche Bank, Tiers E-F	$4,495	$4,630	3.0%	$5,288	$5,447	3.0%
Cremation	Niche	Right to inter two cremations in Garden Court Niche Bank or Sunset Garden Niche Bank, Tier D	$4,000	$4,120	3.0%	$4,706	$4,847	3.0%
Cremation	Niche	Right to inter two cremations in Garden Court Niche Bank or Sunset Garden Niche Bank, Tier C	$3,494	$3,599	3.0%	$4,111	$4,234	3.0%
Cremation	Niche	Right to inter two cremations in Garden Court Niche Bank or Sunset Garden Niche Bank, Tiers A-B	$2,895	$2,982	3.0%	$3,406	$3,508	3.0%
Cremation	Niche	Right to inter two cremations in Garden Mausoleum, Tier A - D	$4,315	$4,445	3.0%	$5,077	$5,229	3.0%
Cremation	Niche	Right to inter two cremations in Garden Mausoleum, Tier E - H	$3,839	$3,954	3.0%	$4,516	$4,652	3.0%
Cremation	Niche	Right to inter two cremations in Garden Mausoleum, Tier I - J	$3,354	$3,455	3.0%	$3,946	$4,065	3.0%

** Acacia Lawn, Hillside Lawn, Palm Lawn, Palm Hill, Redwood Grove, Section L, Section S, Serenity Lawn, Willow Bend Way, Evergreen.*

*** Azalea Lawn, Begonia Lawn, Camellia Lawn, Greek Annex, Greek Plot, Oak Grove, Valley Oak, Cypress Lawn, Sections D, E, F, EE, G, H, J, K, P, and T, All corridors and family blocks.*

**** Oak Grove.*

Mission City Memorial Park Interment Rights and Burial Materials Fee Schedule

Burial Materials			FY 2025/26 Resident Rate	FY 2026/27 Resident Rate	Change %	FY 2025/26 Non-Resident Rate	FY 2026/27 Non-Resident Rate	Change %
Casket	Crypt	Casket tray and absorbent pad	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	
Casket	Crypt	Monbar/unibar	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	
Casket	Crypt	Shutter replacement, crypt	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	
Casket	Grave	Outer Burial Container, companion casket vault (G3086-5)	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	
Casket	Grave	Outer Burial Container, extra long, single casket vault G3690-6)	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	
Casket	Grave	Outer Burial Container, extra small casket vault, child (V1637-1)	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	
Casket	Grave	Outer Burial Container, extra wide, single casket vault (G4490-6)	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	
Casket	Grave	Outer Burial Container, single casket vault (G3086-6)	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	
Casket	Grave	Outer Burial Container, small casket vault, infant (U711)	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	
Cremation	Grave	Outer Burial Container, double cremation vault (U711)	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	
Cremation	Grave	Outer Burial Container, single cremation vault	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	
Cremation	Niche	Niche plaque, Bank of Memories (5660 TC and BC)	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	
Cremation	Niche	Niche plaque, Bank of Memories (5660 TCB)	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	
Cremation	Niche	Niche plaque, Garden mausoleum	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	
Cremation	Niche	Shutter replacement, niche	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	
Casket/Cremation	Niche/Crypt	Bronze Flower Vase	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	
Casket/Cremation	Niche/Crypt	Plastic Flower Vase and Bronze Vase Ring	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	
		Emblem (custom under 8")	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	
		Emblem (stand alone)	Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling		Market Rate + Tax + Shipping & Handling	Market Rate + Tax + Shipping & Handling	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Recreation **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div ---------- Collecting Dept / Div	Date Fee Last Changed ---------- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Community Recreation Center / Senior Center Auditorium: Available during business hours only @ CRC and Senior Center. Senior Center available only for Senior based ~~programs~~ meetings and events.			**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 4/19/2022 **Res. No.** 22-9081 & 22-9082	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** Varies			
~~Auditorium w/o Kitchen:~~ Non-Profit Meeting	$ 20.00 per meeting	No			1% - 20% Cost Recovery	Full cost includes kitchen. Hourly Staff costs may be charged for bookings, in addition to the room rental fee. Staffing needs determined by Parks & Recreation staff based on hours of use, estimated attendance and scope of event.	$ 21.00 per meeting	5.0%
~~Auditorium w/ Kitchen:~~ Non-Profit Event	$ 20.00 per hour	No			1% - 20% Cost Recovery		$ 21.00 per hour	5.0%
~~Auditorium w/ Kitchen:~~ Resident Event	$ 207.00 per hour	No		**Date** 4/29/2025 **Res. No.** 25-9437	Market Rate		$ 211.00 per hour	1.9%
Commercial / Non-Resident Event ~~Auditorium w/o Kitchen:~~	$ 310.00 per hour	No			100% Cost Recovery		$ 317.00 per hour	2.3%
Youth & Teen Center: Multi-Purpose Room			**Charged by:** Parks & Rec.	**Date** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 4	Hourly city staff costs may be charged in addition to the room rental fee. Staffing needs determined by Parks & Recreation staff based on hours of use, estimated attendance and scope of event.		
Non-Profit Meeting	$ 20.00 per meeting	No	**Collected by:** Parks & Rec.	**Res. No.** 25-9437	**Full Cost:** Varies 1% - 20% Cost Recovery		$ 21.00 per meeting	5.0%
Non-Profit Event	$ 20.00 per hour	No			1% - 20% Cost Recovery		$ 21.00 per hour	5.0%
Resident Event	$ 62.00 per hour	No			Market Rate		$ 63.00 per hour	1.6%
Commercial / Non-Resident Event	$ 93.00 per hour	No			Market Rate		$ 95.00 per hour	2.2%
Senior Center: Meeting/Activity Room Available during business hours only for senior based meetings and events			**Charged by:** Parks & Rec.	**Date** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 4	Hourly Staff costs may be charged in addition to the room rental fee. Staffing needs determined by Parks & Recreation staff based on hours of use, estimated attendance and scope of event.		
Non-Profit Meeting	$ 20.00 per meeting	No	**Collected by:** Parks & Rec.	**Res. No.** 25-9437	**Full Cost:** Varies 1% - 20% Cost Recovery		$ 21.00 per meeting	5.0%
Non-Profit Event	$ 20.00 per hour	No			1% - 20% Cost Recovery		$ 21.00 per hour	5.0%
Resident Event	$ 62.00 per hour	No			Market Rate		$ 63.00 per hour	1.6%
Commercial / Non-Resident Event	$ 93.00 per hour	No			Market Rate		$ 95.00 per hour	2.2%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Recreation **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Community Recreation Center: Meeting/Activity Room Available during business hours only Non-Profit Meeting	$ 20.00 per meeting	No	**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 4/19/2022 **Res. No.** 22-9081 & 22-9082	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** Varies 1 % - 20% Cost Recovery	Hourly Staff costs may be charged to in addition to the room(s) fee. Staffing needs determined by Parks & Recreation staff based on hours of use, estimated attendance and scope of event.	$ 21.00 per meeting	5.0%
Youth & Teen Center: Meeting/Activity Room Available during business hours only Non-Profit Meeting	$ 20.00 per meeting	No	**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 4/19/2022 **Res. No.** 22-9081 & 22-9082	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** Varies	Hourly city staff costs may be charged in addition to the room rental fee. Staffing needs determined by Parks & Recreation staff based on hours of use, estimated attendance and scope of event.	$ 21.00 per meeting	5.0%
~~Park Building Room Rentals (60 ppl or less)~~ ~~Lick Mill, Machado, Maywood,~~ ~~Westwood Oaks, Lawrence Station~~ ~~Community Rooms B,C~~ ~~Multi-Purpose~~ Park Building Room Rentals (60 ppl or less) Agnew Park, Lawrence Station , Lick Mill, Machado, Maywood, Westwood Oaks,			**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 4/19/2022 **Res. No.** 22-9081 & 22-9082	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** Varies			
Non-Profit Meeting	$ 20.00 per meeting	No			1% - 20% Cost Recovery	Hourly Staff costs may be charged in addition to the room(s) fee. Staffing needs determined by Parks & Recreation staff based on hours of use, estimated attendance and scope of event.	$ 21.00 per meeting	5.0%
Non-Profit Event	$ 20.00 per hour	No			1% - 20% Cost Recovery		$ 21.00 per hour	5.0%
Resident Event	$ 62.00 per hour	No		**Date** 4/29/2025 **Res. No.** 25-9437	Market Rate		$ 63.00 per hour	1.6%
Commercial / Non-Resident Event	$ 93.00 per hour	No			Market Rate		$ 95.00 per hour	2.2%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Recreation **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
~~Park Building Room Rentals (60 - 120 ppl) Montague, Lawrence Station Community Room A (Large Room w/ Kitchen, WIFI)~~ Multi-Purpose Room Rentals (60 - 120 ppl) Lawrence Station (Kitchen, A/V), Montague (Kitchen)			**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** Varies			
Non-Profit Meeting	$ 20.00 per meeting	No			1% - 20% Cost Recovery	Hourly Staff costs may be charged in addition to the room(s) fee. Staffing needs determined by Parks & Recreation staff based on hours of use, estimated attendance and scope of event.	$ 21.00 per meeting	5.0%
Non-Profit Event	$ 20.00 per hour	No			1% - 20% Cost Recovery		$ 21.00 per hour	5.0%
Resident Event	$ 207.00 per hour	No		**Date** 4/29/2025 **Res. No.** 25-9437	Market Rate		$ 211.00 per hour	1.9%
Commercial / Non-Resident Event	$ 310.00 per hour	No			Market Rate		$ 317.00 per hour	2.3%
Recreation Classes	Per Activity $ 0 - 5,000	No	**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 4/19/2022 **Res. No.** 22-9081 & 22-9082	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** Varies	*Detailed in Activity Guide*	Unchanged - Refer to Current Fee	
Recreation Course / Class Cancellation Withdrawal Administration Fee	Per Transaction $ 15.00	No	**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** Varies		Unchanged - Refer to Current Fee	
Special Event Application Fee			**Charged by:** Parks & Rec.	**Date** 4/29/2025	**Objective:** Recover Cost	One time application processing fee per request; non-exclusive use of public property based on Department Head approval. City Code 9.35060		
City Sponsored Event	No Fee	No	**Collected by:**	**Res. No.** 25-9437	**Prop 26 Exception:** 4		Unchanged - Refer to Current Fee	
~~Resident,~~ Non-Profit	$ 28.00	No	Parks & Rec.		**Full Cost:** $ 551.77		$ 29.00	3.6%
Resident ~~Special Event~~	$ 357.00	No					$ 364.00	2.0%
Commercial / Non-Resident ~~Event~~	$ 558.00	No					$ 551.00	-1.3%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Recreation **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Central Park Picnic Areas	Flat rate per section, per day		**Charged by:** Parks & Rec.	**Date** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 4	Hourly Staff costs may be charged to in addition to the facility(s) fee. Staffing needs determined by Parks & Recreation staff based on hours of use, estimated attendance and scope of event.	Flat rate per section, per day	
Non-Profit Event	$ 41.00 per day	No	**Collected by:** Parks & Rec.	**Res. No.** 25-9437	**Full Cost:** Varies 1% - 20% Cost Recovery		$ 42.00 per day	2.4%
Resident Event	$ 207.00 per day	No			Market Rate		$ 211.00 per day	1.9%
Commercial / Non-Resident Event	$ 621.00 per day	No			Market Rate		$ 634.00 per day	2.1%
Electricity Activation and Use Fee (Per Park Permit)	$ 20.00 per permit	No	**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** Market Rate		$ 21.00 per park permit	5.0%
Neighborhood Parks Available for Non-Proft and Residents only Earl Carmichael, Homeridge, Jenny Strand, Lick Mill, Montague, Westwood Oaks	Flat rate per table per day		**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** Varies 1% - 20% Cost Recovery	Hourly city staff costs may be charged in addition to the room rental fee. Staffing needs determined by Parks & Recreation staff based on hours of use, estimated attendance and scope of event.	Flat rate per table per day	
Non-Profit Event	$ 20.00	No			Market Rate		$ 21.00	5.0%
Resident Event	$ 62.00	No					$ 63.00	1.6%
City Plaza Park Gazebo	Cost per Day		**Charged by:** Parks & Rec.	**Date** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 4	Hourly Staff costs may be charged to in addition to the facility(s) fee. Staffing needs determined by Parks & Recreation staff based on hours of use, estimated attendance and scope of event.	Cost per Day	
Non-Profit Event, (Event Open to the Public)	$ 41.00 per day	No	**Collected by:** Parks & Rec.	**Res. No.** 25-9437	**Full Cost:** Varies 1% - 20% Cost Recovery		$ 42.00 per day	2.4%
Resident Event	$ 207.00 per day	No			Market Rate		$ 211.00 per day	1.9%
Commercial / Non-Resident Event	$ 621.00 per day	No			Market Rate		$ 634.00 per day	2.1%
Amplified Sound ~~Music~~ Permit	$ 79.00 per event, per day	No	**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** $ 81.17		$ 81.00 per event, per day	2.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Recreation **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Inflatable ~~Jump House~~ Permit (Select Parks) Flat rate per Inflatable ~~Resident - Jump House Permit~~	Flat rate per jump house per day $ 25.00	No	**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 4/19/2022 **Res. No.** 22-9081 & 22-9082	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** $ 90.53	Hourly city staff costs may be charged in addition to the room rental fee. Staffing needs determined by Parks & Recreation staff based on hours of use, estimated attendance and scope of event.	~~Flat rate per jump house per day~~ $ 26.00 per day	4.0%
Field/Facility ~~Recreation~~ Cancellation Fee Facility Rental and Athletic Field Use Cancellation Fee	Flat Fee $ 56.00	No	**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** $ 57.20	Cancellation must be requested 14 days or more in advance. Applies to athletic facilities.	Flat Fee $ 57.00	1.8%
Hourly Staff (as-needed) Assigned to Facility	$ 38.00 per person, per hour	No	**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** $ rate x hours	Staffing needs determined by Parks & Recreation staff based on hours of use, estimated attendance and scope of event.	$ 39.00 per person, per hour	2.6%
Equipment Rentals (as-needed) Tables (each, per day) Chairs (each, per day) EZ-Up Canopy (each, per day) Podium (each, per day) Portable Sound System (each, per day)	 $ 11.00 each $ 2.00 each $ 51.00 each $ 51.00 each $ 103.00 each	 No No No No No	**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:**		 Unchanged - Refer to Current Fee Unchanged - Refer to Current Fee $ 52.00 each, per day $ 52.00 each, per day $ 105.00 each, per day	 2.0% 2.0% 1.9%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Recreation **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Field and Turf Areas Reservations: Practice and Games	Cost per hour per field		**Charged by:** Parks & Rec.	**Date** 4/29/2025 **Res. No.** 25-9436;	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** Varies	Hourly city staff costs may be charged in addition to the field rental fee. Staffing needs	Cost per hour per field	
Resident Youth / Non-Profit	$ 8.00	No	**Collected by:**	25-9437	1% - 20% Cost Recovery	determined by Parks & Recreation staff based on	Unchanged - Refer to Current Fee	
Resident Adult / Non-Profit	$ 25.00	No	Parks & Rec.			hours of use, estimated attendance and scope of event.	Unchanged - Refer to Current Fee	
Resident	$ 60.00				Market Rate		Unchanged - Refer to Current Fee	
Commercial / Non-Resident	$ 280.00	No			Market Rate		Unchanged - Refer to Current Fee	
Field Preparation	Cost per day		**Charged by:** Parks & Rec.	**Date** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 4		Cost per day	
Non-Profit	$ 31.00	No		**Res. No.** 25-9437	**Full Cost:** Varies 1% - 20% Cost Recovery		Unchanged - Refer to Current Fee	
Resident	$ 155.00	No	**Collected by:** Parks & Rec.		Market Rate		$ 158.00	1.9%
Commercial / Non-Resident	$ 310.00	No			Market Rate		$ 317.00	2.3%
Tournament Fee Competitions, Meets, and Tournaments that include competitors from other cities.			**Charged by:** Parks & Rec.	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** Varies	**Fee is exclusive of applicable fee charged by vendor, collected by the City.**	per day, per field	
Non-Profit	$ 113.00 per day	No	**Collected by:** Parks & Rec.		40% Cost Recovery	Hourly city staff costs may be charged in addition to the base rental rates and field prep fees.	$ 116.00 per day, per field	2.7%
Resident	$ 113.00 per day	No			40% Cost Recovery	Staffing needs determined by Parks & Recreation staff based on hours of use, estimated	$ 116.00 per day, per field	2.7%
Commercial / Non-Resident	$ 289.00 per day	No			100% Cost Recovery	attendance and scope of event.	$ 296.00 per day, per field	2.4%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Recreation **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Aquatic Facility Rental ISC, Mary Gomez, Montague, Warburton Priority User Groups	Cost per lane per hour		**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 12/9/2025 **Res. No.** 25-9511	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** n/a - rent	Hourly city staff costs may be charged in addition to the rental fee. Staffing needs determined by Parks & Recreation staff based on hours of use, estimated and scope of event Pre-determined adjustments: FY 25/26 - Fixed fees adopted FY 26/27 - Fixed fees planned FY 27/28 - FY 26/27 + CPI FY 28/29 - FY 27/28 + CPI See Report to Council 25-1641	Cost per lane per hour	
City Programs	No Fee	No					Unchanged - Refer to Current Fee	
Resident Youth Non-Profit	$ 8.00	No					$ 10.00	25.0%
Resident Adult Non-Profit	$ 16.00	No					$ 20.00	25.0%
Other Government Agencies	$ 16.00	No					$ 20.00	25.0%
Resident	$ 20.00	No					$ 22.00	10.0%
Non-Resident	$ 40.00	No					$ 44.00	10.0%
Commercial	$ 40.00	No					$ 44.00	10.0%
Special Event Parking at Parks and Recreation Facilities Youth Soccer Park: 152 spaces Reed & Grant: 202 spaces	Per Space		**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** Varies	Parking fee applies when the facilities at YSP or Reed & Grant are rented out.	Per Space	
General Parking	$ 10.00	No					Unchanged - Refer to Current Fee	
General Parking (Stadium Event)		No					$10 - $250 per Stadium event	New
Premium / Bus Parking	$ 103.00	No					$ 105.00	1.9%
Premium / Bus Parking (Stadium Event)		No					$10 - $250 per Stadium event	New
Special Event Food, Permitted Activity, Event Sponsorship, or Merchandise Vendor	Per Event $ 0 - 50,000	No	**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 4/19/2022 **Res. No.** 22-9081 & 22-9082	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** Varies		Unchanged - Refer to Current Fee	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Recreation **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Community Garden Space Membership	Per Year		**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** Varies		Per Year	
ADA / Senior Bed or Community Facility District	$ 56.00	No					$ 58.00	3.6%
Shared / Group Bed	$ 181.00	No					$ 185.00	2.2%
Individual Bed	$ 82.00	No					$ 84.00	2.4%
Half Shared / Group Bed	$ 91.00	No					$ 93.00	2.2%
Central Park Tennis Center / Courts Racquet Court Standard Walk-On or Reservation Fee Racquet court reservations are by agreement with vendor			**Charged by:** Parks & Rec. **Collected by:** Parks & Rec.	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 4 **Full Cost:** Varies	Fees are based on market rate. *Detailed in Qtrly Activity Guide*		
Resident	$ 12.00 per hour	No					Unchanged - Refer to Current Fee	
Non-Resident	$ 14.00 per hour	No					Unchanged - Refer to Current Fee	
~~Youth Activity Center: Gymnasium~~	~~Cost per hour~~		~~**Charged by:** Parks & Rec.~~	~~**Date** 4/29/2025~~	~~**Objective:** Recover Cost~~ ~~**Prop 26 Exception:** 4~~	See SCUSD ~~In addition to City Facility rental fees, Santa Clara Unifed School District Use of Facilities Fees (Custodial Fee) may be applicable.~~ ~~City hourly staff costs may be charged to in addition to the facility fee. Staffing needs determined by Parks & Recreation staff based on hours of use, estimated attendance and scope of event. All fees will be collected by City.~~		
~~Non-Profit Rental / Court~~	~~$ 20.00~~	~~No~~		~~**Res. No.** 25-9437~~	~~**Full Cost:** Varies~~			
~~Resident Rental / Court~~	~~$ 207.00~~	~~No~~	~~**Collected by:** Parks & Rec.~~		~~1% - 20% Cost Recovery Market Rate~~			
~~Commercial / Non-Resident Rental / Court~~	~~$ 310.00~~	~~No~~			~~Market Rate~~			

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Recreation **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
~~Youth Activity Center: Activity Rooms~~	~~Cost per hour~~		~~**Charged by:**~~ ~~Parks & Rec.~~	~~**Date** 4/29/2025~~	~~**Objective:** Recover Cost~~ ~~**Prop 26 Exception:** 4~~	See SCUSD ~~In addition to City Facility rental fees, Santa Clara Unifed School District Use of Facilities Fees (Custodial Fee) may be applicable.~~ ~~City hourly staff costs may be charged to in addition to the facility fee. Staffing needs determined by Parks & Recreation staff based on hours of use, estimated attendance and scope of event.~~ ~~All fees will be collected by City.~~		
~~Non-profit meeting~~	~~$ 20.00 per meeting~~	~~No~~	~~**Collected by:**~~ ~~Parks & Rec.~~	~~**Res. No.** 25-9437~~	~~**Full Cost:** Varies~~ ~~1% - 20% Cost Recovery~~			
~~Non-profit event~~	~~$ 20.00 per hour~~	~~No~~			~~1% - 20% Cost Recovery~~			
~~Resident event~~	~~$ 62.00 per hour~~	~~No~~			~~Market Rate~~			
~~Commercial / Non-Resident event~~	~~$ 93.00 per hour~~	~~No~~			~~Market Rate~~			

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Recreation **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Residential Development Park Dedication In-Lieu Fees ZIP Code 95050 Quimby Act (Single Fam)	$ 57,394.00	No	**Charged by:** Parks & Rec **Collected by:** Engineering	**Ord. No** 1928; 1937 **Ord. Date** 6/24/2014 2/24/2015	**Objective:** Impact Dev. Fee **Prop 26 Exception:** 6 **Full Cost:**	Per Muni Code 17.35.040 (b) & (c)	$ 59,434.00	3.6%
Residential Development Park Dedication In-Lieu Fees ZIP Code 95050 Quimby Act (Multi Fam)	$ 38,802.00	No	**Charged by:** Parks & Rec **Collected by:** Engineering	**Ord. No** 1928; 1937 **Ord. Date** 6/24/2014 2/24/2015	**Objective:** Impact Dev. Fee **Prop 26 Exception:** 6 **Full Cost:**	Per Muni Code 17.35.040 (b) & (c)	$ 40,181.00	3.6%
Residential Development Park Dedication In-Lieu Fees ZIP Code 95050 Mitigation Fee Act (Single Fam)	$ 51,392.00	No	**Charged by:** Parks & Rec **Collected by:** Engineering	**Ord. No** 1928; 1937 **Ord. Date** 6/24/2014 2/24/2015	**Objective:** Impact Dev. Fee **Prop 26 Exception:** 6 **Full Cost:**	Per Muni Code 17.35.040 (b) & (c)	$ 53,224.00	3.6%
Residential Development Park Dedication In-Lieu Fees ZIP Code 95050 Mitigation Fee (Multi Fam)	$ 34,744.00	No	**Charged by:** Parks & Rec **Collected by:** Engineering	**Ord. No** 1928; 1937 **Ord. Date** 6/24/2014 2/24/2015	**Objective:** Impact Dev. Fee **Prop 26 Exception:** 6 **Full Cost:**	Per Muni Code 17.35.040 (b) & (c)	$ 35,982.00	3.6%
Residential Development Park Dedication In-Lieu Fees ZIP Code 95051 Quimby Act (Single Fam)	$ 58,785.00	No	**Charged by:** Parks & Rec **Collected by:** Engineering	**Ord. No** 1928; 1937 **Ord. Date** 6/24/2014 2/24/2015	**Objective:** Impact Dev. Fee **Prop 26 Exception:** 6 **Full Cost:**	Per Muni Code 17.35.040 (b) & (c)	$ 61,294.00	4.3%
Residential Development Park Dedication In-Lieu Fees ZIP Code 95051 Quimby Act (Multi Fam)	$ 39,741.00	No	**Charged by:** Parks & Rec **Collected by:** Engineering	**Ord. No** 1928; 1937 **Ord. Date** 6/24/2014 2/24/2015	**Objective:** Impact Dev. Fee **Prop 26 Exception:** 6 **Full Cost:**	Per Muni Code 17.35.040 (b) & (c)	$ 41,438.00	4.3%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Parks & Recreation / Recreation **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Residential Development Park Dedication In-Lieu Fees ZIP Code 95051 Mitigation Fee (Single Fam)	$ 52,597.00	No	**Charged by:** Parks & Rec **Collected by:** Engineering	**Ord. No** 1928; 1937 **Ord. Date** 6/24/2014 2/24/2015	**Objective:** Impact Dev. Fee **Prop 26 Exception:** 6 **Full Cost:**	Per Muni Code 17.35.040 (b) & (c)	$ 54,837.00	4.3%
Residential Development Park Dedication In-Lieu Fees ZIP Code 95051 Mitigation Fee (Multi Fam)	$ 35,558.00	No	**Charged by:** Parks & Rec **Collected by:** Engineering	**Ord. No** 1928; 1937 **Ord. Date** 6/24/2014 2/24/2015	**Objective:** Impact Dev. Fee **Prop 26 Exception:** 6 **Full Cost:**	Per Muni Code 17.35.040 (b) & (c)	$ 37,073.00	4.3%
Residential Development Park Dedication In-Lieu Fees ZIP Code 95054 Quimby Act (Single Fam)	$ 55,830.00	No	**Charged by:** Parks & Rec **Collected by:** Engineering	**Ord. No** 1928; 1937 **Ord. Date** 6/24/2014 2/24/2015	**Objective:** Impact Dev. Fee **Prop 26 Exception:** 6 **Full Cost:**	Per Muni Code 17.35.040 (b) & (c)	$ 56,635.00	1.4%
Residential Development Park Dedication In-Lieu Fees ZIP Code 95054 Quimby Act (Multi Fam)	$ 37,744.00	No	**Charged by:** Parks & Rec **Collected by:** Engineering	**Ord. No** 1928; 1937 **Ord. Date** 6/24/2014 2/24/2015	**Objective:** Impact Dev. Fee **Prop 26 Exception:** 6 **Full Cost:**	Per Muni Code 17.35.040 (b) & (c)	$ 38,289.00	1.4%
Residential Development Park Dedication In-Lieu Fees ZIP Code 95054 Mitigation Fee (Single Fam)	$ 50,036.00	No	**Charged by:** Parks & Rec **Collected by:** Engineering	**Ord. No** 1928; 1937 **Ord. Date** 6/24/2014 2/24/2015	**Objective:** Impact Dev. Fee **Prop 26 Exception:** 6 **Full Cost:**	Per Muni Code 17.35.040 (b) & (c)	$ 50,799.00	1.5%
Residential Development Park Dedication In-Lieu Fees ZIP Code 95054 Mitigation Fee (Multi Fam)	$ 33,827.00	No	**Charged by:** Parks & Rec **Collected by:** Engineering	**Ord. No** 1928; 1937 **Ord. Date** 6/24/2014 2/24/2015	**Objective:** Impact Dev. Fee **Prop 26 Exception:** 6 **Full Cost:**	Per Muni Code 17.35.040 (b) & (c)	$ 34,342.00	1.5%



Municipal Fee Schedule

Police Department

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Police **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Alarm Permit	$ 37.00	No	**Charged by:** Police	**Date** 5/8/2018 **Res. No.** 1748	**Objective:** Penalty	Regulatory Fee	Unchanged - Refer to Current Fee	
Non-Registration	$ 50.00	No			**Prop 26 Exception:** 3		Unchanged - Refer to Current Fee	
Annual Renewal	$ 15.00	No	**Collected by:** Police	**Date** 1/14/2020 **Res. No.** 2012	**Full Cost:** $ 108.50		Unchanged - Refer to Current Fee	
Late	$ 25.00	No					Unchanged - Refer to Current Fee	
Reinstatement	$ 15.00	No					Unchanged - Refer to Current Fee	
Bingo Organization (License Fee)	$ 50.00	No	**Charged by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3	Does not include DOJ / FBI Live Scan fees. Regulatory Fee	Unchanged - Refer to Current Fee	
			Collected by: Police		**Full Cost:** $ 1,482.83	City Code Section 5.75.180		
CAD Report for Legal Purposes per page	$ 0.20 per page	No	**Charged by:** Police	**Date** 6/10/2008 **Res. No.** 08-7525	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2	Per Public Records Act	Unchanged - Refer to Current Fee	
			Collected by: Finance		**Full Cost:** $ 0.20			
CD for Legal Purposes	$ 3.00 per CD	No	**Charged by:** Police	**Date** 6/10/2008 **Res. No.** 08-7525	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2		Unchanged - Refer to Current Fee	
			Collected by: Police		**Full Cost:** $ 3.00			
Citation Sign-Off Non-Santa Clara Citations Only	$ 35.00	No	**Charged by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2		Unchanged - Refer to Current Fee	
			Collected by: Police		**Full Cost:** $ 36.17			
Clearance Letter	$ 50.00	No	**Charged by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2		Unchanged - Refer to Current Fee	
			Collected by: Police		**Full Cost:** $ 51.50			
Closing Out Sale	$ 237.00	No	**Charged by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2	Regulatory Fee	$ 238.00	0.4%
			Collected by: Police		**Full Cost:** $ 238.00			

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Police **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Color Photographs	Per copy		**Charged by:** Police	**Date** 6/10/2008	**Objective:** Recover Cost	Actual cost of duplication.	Per copy	
4" x 6"	Actual Cost	No		**Res. No.** 08-7525	**Prop 26 Exception:** 1, 2		Unchanged - Refer to Current Fee	
5" x 7"	Actual Cost		**Collected by:** Police		**Full Cost:** Actual Cost		Unchanged - Refer to Current Fee	
8" x 10"	Actual Cost						Unchanged - Refer to Current Fee	
11" x 14"	Actual Cost						Unchanged - Refer to Current Fee	
16" x 20"	Actual Cost						Unchanged - Refer to Current Fee	
20" x 30"	Actual Cost						Unchanged - Refer to Current Fee	
Crime Analysis Reports	$ 0.20 per page	No	**Charged by:** Police	**Date** 6/10/2008	**Objective:** Recover Cost User Fee	Per Public Records Act	Unchanged - Refer to Current Fee	
			Collected by: Police	**Res. No.** 08-7525	**Prop 26 Exception:** 1, 2			
					Full Cost: $ 0.20			
Dispatch Service Required for Special Events	$ 256.00 per hour	No	**Charged by:** Police	**Date** 4/29/2025	**Objective:** Recover Cost		$ 248.00 per hour	-3.1%
			Collected by: Finance	**Res. No.** 25-9437	**Prop 26 Exception:** 1, 2			
					Full Cost: $ 248.00			
Driving Under the Influence Emergency Response	Per current salary schedule plus benefits and current citywide overhead	No	**Charged by:** Police	**Date** 6/15/1999	**Objective:** Recover Cost		Unchanged - Refer to Current Fee	
			Collected by: Finance	**Government Code Sections** 53150, 53154	**Prop 26 Exception:** 1, 2			
					Full Cost: As calculated			
False Alarm Calls			**Charged by:** Police	**Date** 4/23/2024	**Objective:** Recover Cost Penalty	Regulatory Fee		
Second False Alarm	$ 50.00	No	**Collected by:** Finance	**Res. No.** 24-9316	**Prop 26 Exception:** 1, 2, 5		Unchanged - Refer to Current Fee	
Third False Alarm	$ 115.00	No			**Full Cost:** $ 198.83		Unchanged - Refer to Current Fee	
Fourth False Alarm ($25 Penalty)	$ 140.00	No					Unchanged - Refer to Unchanged - Refer to	
Fifth & Subsequent False Alarm ($50 Penalty)	$ 165.00	No					Current Fee	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Police **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
False Alarm Calls Hold-Up Alarm	$ 125.00 in addition to alarm fees	No	**Charged by:** Police **Collected by:** Finance	**Date** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost Penalty **Prop 26 Exception:** 1, 2, 5 **Full Cost:** $ 157.50	Regulatory Fee	Unchanged - Refer to Current Fee	
Fingerprinting Services Does not include mandated FBI / DOJ Fees	$ 71.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 72.33	Does not include mandated FBI / DOJ Live Scan Fees. Regulatory Fee Consolidating fingerprint services fees into one	$ 72.00	1.4%
ID Card Renewal (for multiple applicants)	$ 107.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 108.50		$ 108.00	0.9%
Massage Establishment Application	$ 863.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 1,562.75	Does not include mandated DOJ / FBI Live Scan Fees. Regulatory Fee	$ 906.00	5.0%
Massage Establishment Application - Sole Proprietor	$ 174.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 1,134.00		$ 182.00	4.6%
Massage Establishment Renewal	$ 692.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 1,345.75	Regulatory Fee	$ 726.00	4.9%
Massage Establishment Renewal - Sole Proprietor	$ 121.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 971.25		$ 127.00	5.0%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Police **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Massage Establishment Permit Amendments	$ 54.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 108.50		$ 56.00	3.7%
Motor Funeral Escort Company Initial	$ 377.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 379.75	Does not include mandated DOJ / FBI Live Scan Fees.	$ 379.00	0.5%
Motor Funeral Escort Company Renewal	$ 161.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 162.75		$ 162.00	0.6%
Motor Funeral Escort Driver Initial	$ 161.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 162.75		$ 162.00	0.6%
Motor Funeral Escort Driver Renewal	$ 161.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 162.75		$ 162.00	0.6%
Off-Duty Employment	Per current salary schedule plus benefits and current citywide overhead	No	**Charged by:** Police **Collected by:** Finance	**Date** 6/6/2006 **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** As calculated		Unchanged - Refer to Current Fee	
Pawn / Secondhand Dealer - Registration	$ 161.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 162.75	Does not include mandated DOJ / FBI Live Scan Fees. Regulatory Fee	$ 162.00	0.6%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Police **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Pawn / Secondhand Dealer - Renewal	$ 107.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 108.50	Regulatory Fee	$ 108.00	0.9%
Photo CD's	$ 3.00 per CD	No	**Charged by:** Police **Collected by:** Police	**Date** 6/10/2008 **Res. No.** 08-7525	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 3.00	PRA - no labor fee	Unchanged - Refer to Current Fee	
Police Reports (per page)	$ 0.20 per page	No	**Charged by:** Police **Collected by:** Police	**Date** 6/10/2008 **Res. No.** 08-7525	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 0.20	Per Public Records Act	Unchanged - Refer to Current Fee	
Private Security - Registration	$ 216.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 217.00		$ 217.00	0.5%
Private Security - Renewal	$ 107.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 108.50		$ 108.00	0.9%
Public Entertainment Application	$ 250.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 250.75	Does not include mandated DOJ / FBI Live Scan Fees. Regulatory Fee	Unchanged - Refer to Current Fee	
Public Entertainment Application - Renewal	$ 195.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 196.50		$ 196.00	0.5%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Police **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Public Entertainment General Fines for Violation (Infraction): 1st Offense	$ 150.00	No	**Charged by:** Police **Collected by:** Police	**Date** 2/15/2000 **Ord. No.** 1748	**Objective:** Penalty **Prop 26 Exception:** 5 **Full Cost:**		Unchanged - Refer to Current Fee	
Public Entertainment General Fines for Violation (Infraction): 2nd Offense	$ 300.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/19/2022 **Res. No.** 22-9081	**Objective:** Penalty **Prop 26 Exception:** 5 **Full Cost:**		Unchanged - Refer to Current Fee	
Public Entertainment General Fines for Violation (Infraction): Subsequent Offenses	$ 750.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/19/2022 **Ord. No.** 22-9081	**Objective:** Penalty **Prop 26 Exception:** 5 **Full Cost:**		Unchanged - Refer to Current Fee	
Release of Stored Vehicles	$ 103.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 104.83	Regulatory Fee	$ 104.00	1.0%
Repo Fee (repossessed vehicles)	$ 15.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/28/2020 **Government Code Section:** 41612	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 53.33	Mandated by State Law	Unchanged - Refer to Current Fee	
Residential Parking Permit / Guest Parking Permit (each)	$ 34.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 36.17	Regulatory Fee	Unchanged - Refer to Current Fee	
Second Response Ordinance	Per current salary schedule plus benefits and current citywide overhead	No	**Charged by:** Police **Collected by:** Finance	**Date** 8/22/1990 **Ord. No.** 1849 **Code Section:** 9.05.020	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** As calculated	Regulatory Fee	Unchanged - Refer to Current Fee	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

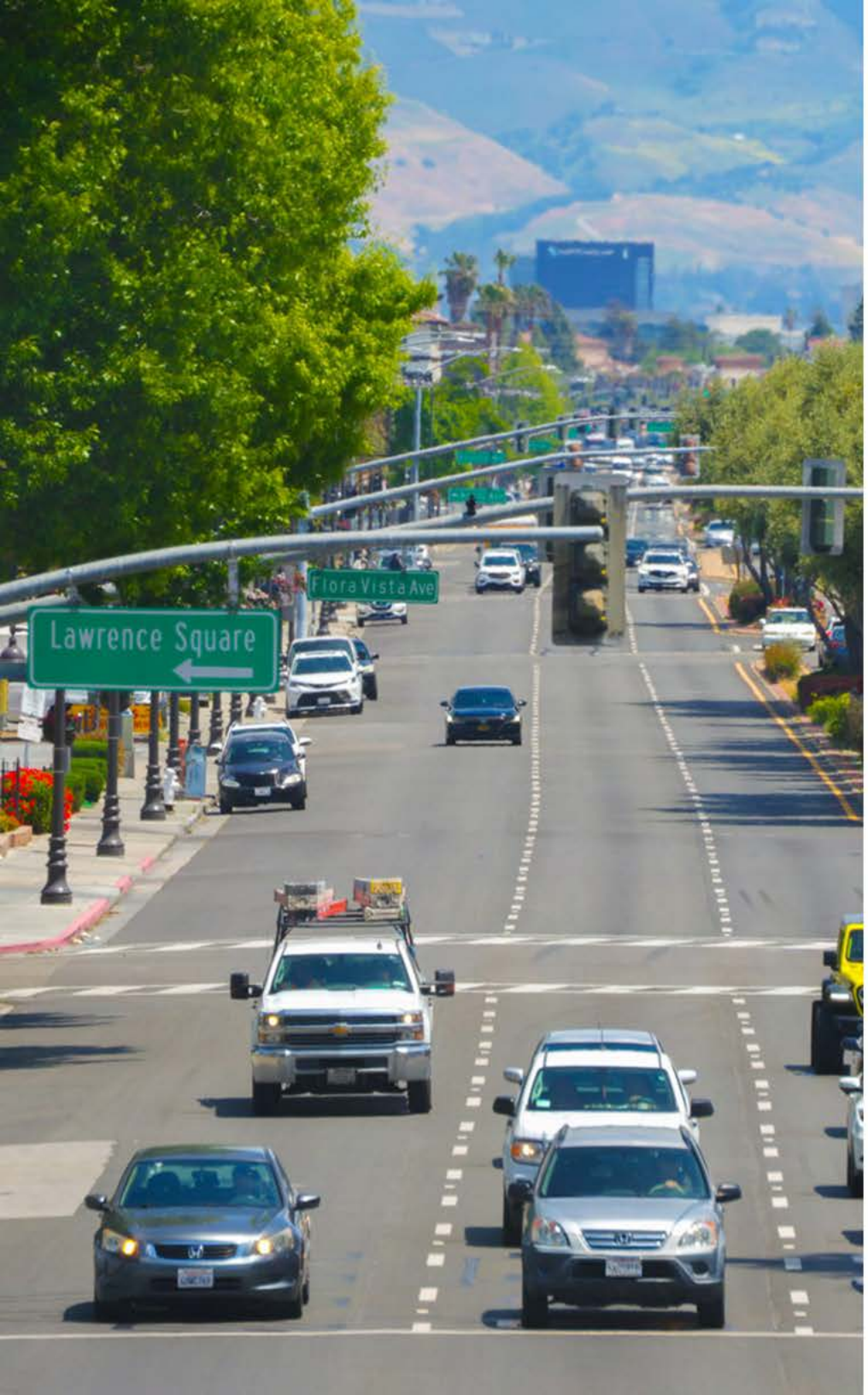
Department / Division: Police **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Solicitor / Peddler Application Background Investigation	$ 377.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 379.75	Does not include mandated DOJ / FBI Live Scan Fees. Regulatory Fee	$ 379.00	0.5%
Solicitor / Peddler Renewal	$ 161.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 162.75		$ 162.00	0.6%
Solicitor / Peddler Application Employee Only	$ 161.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 162.75		$ 162.00	0.6%
Taxicab / Pedicab Company Application	$ 7,678.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 7,703.50	Does not include mandated DOJ / FBI Live Scan Fees. Regulatory Fee	$ 7,703.00	0.3%
Taxicab / Pedicab Company Renewal	$ 810.00 per year	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 813.75		$ 813.00 per year	0.4%
Taxicab / Pedicab Driver Application	$ 161.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 162.75	Does not include mandated DOJ / FBI Live Scan Fees. Regulatory Fee	$ 162.00	0.6%
Taxicab / Pedicab Driver Renewal, Retest or Reinspection	$ 161.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 162.75	Regulatory Fee	$ 162.00	0.6%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Police **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Taxicab / Pedicab Annual Safety Inspection Fee	$ 216.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 217.00	Regulatory Fee	$ 217.00	0.5%
Tow Drivers - Application	$ 161.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 162.75	Does not include mandated DOJ / FBI Live Scan Fees. Regulatory Fee	$ 162.00	0.6%
Tow Drivers - Permit Renewal	$ 47.00	No	**Charged by:** Police **Collected by:** Police	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 54.25	Adding to fee schedule. Included in Tow Operator Agreement - Regulatory Fee	Unchanged - Refer to Current Fee	
USB Drive for Police Reports	$ 8.00	No	**Charged by:** Police **Collected by:** Police	**Date** 7/16/2019 **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 8.28		Unchanged - Refer to Current Fee	



Municipal Fee Schedule

Public Works

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Engineering / LPD; Design; Traffic **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Parcel Map and Record of Survey Checking Fee (includes 3 reviews)	$ 8,653.00 per map	Yes	**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3, 6 **Full Cost:** $ 8,653.00		Unchanged - Refer to Current Fee	
Parcel Map and Record of Survey Checking Fee (Each subsequent review)	$ 1,521.00	Yes	**Collected by:** Finance		**Full Cost:** $ 1,521.00		Unchanged - Refer to Current Fee	
Final Map Checking Fee - First 5 Lots (includes 3 reviews)	$ 11,012.00	Yes	**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3, 6 **Full Cost:** $ 11,012.00		Unchanged - Refer to Current Fee	
Final Map Checking Fee - First 5 Lots (Each subsequent review)	$ 1,521.00	Yes	**Collected by:** Finance		**Full Cost:** $ 1,521.00		Unchanged - Refer to Current Fee	
Final Map Checking Fee per lot beyond 5 lots (includes 3 reviews)	$ 500.00	Yes			**Full Cost:** $ 500.00		Unchanged - Refer to Current Fee	
Final Map Checking Fee per lot beyond 5 lots (Each subsequent review)	$ 500.00	Yes			**Full Cost:** $ 500.00		Unchanged - Refer to Current Fee	
Amended Parcel Map and Record of Survey Checking Fee (includes 2 reviews)	$ 3,613.00 per map	Yes	**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3, 6 **Full Cost:** $ 3,613.00		Unchanged - Refer to Current Fee	
Amended Parcel Map and Record of Survey Checking Fee (Each subsequent review)	$ 1,118.00	Yes	**Collected by:** Finance		**Full Cost:** $ 1,118.00		Unchanged - Refer to Current Fee	
Amended Final Map Checking Fee (includes 2 reviews)	$ 3,613.00 per map	Yes	**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3, 6 **Full Cost:** $ 3,613.00		Unchanged - Refer to Current Fee	
Amended Final Map Checking Fee (Each subsequent reviews)	$ 1,118.00	Yes	**Collected by:** Finance		**Full Cost:** $ 1,118.00		Unchanged - Refer to Current Fee	
Processing Certificate of Correction (includes 2 reviews)	$ 4,043.00 per map	Yes	**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3, 6 **Full Cost:** $ 4,043.00		Unchanged - Refer to Current Fee	
Processing Certificate of Correction (Each subsequent review) (for Final / Parcel Maps)	$ 1,315.00	Yes	**Collected by:** Finance		**Full Cost:** $ 1,315.00		Unchanged - Refer to Current Fee	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Engineering / LPD; Design; Traffic **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Assessment District Reappointment Fee - Assemblage / Parcel Split			**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3, 6			
First Two Parcels	$ 9,828.00	No			**Full Cost:** $ 10,200.00		$ 10,200.00	3.8%
Each Subsequent Parcel	$ 2,511.00	No	**Collected by:** Finance		**Full Cost:** $ 2,610.00		$ 2,610.00	3.9%
Processing Certificate of Compliance (includes 2 reviews)	$ 1,835.00 per certificate	No	**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3, 6 **Full Cost:** $ 1,835.00		Unchanged - Refer to Current Fee	
Processing Certificate of Correction (Each subsequent review)	$ 1,040.00	No	**Collected by:** Finance		**Full Cost:** $ 1,040.00		Unchanged - Refer to Current Fee	
Lot Line Adjustment Processing (includes 3 reviews)	$ 7,876.00 per certificate	Yes	**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3, 6 **Full Cost:** $ 7,876.00		Unchanged - Refer to Current Fee	
Lot Line Adjustment Processing (Each subsequent reviews)	$ 1,315.00	Yes	**Collected by:** Finance		**Full Cost:** $ 1,315.00		Unchanged - Refer to Current Fee	
Security Deposit for Survey			**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3, 6 **Full Cost:** $ 1,903.55	Adjust by Jan - Jan change in CCI See note 1	$ 1,903.55 per monument	-0.6%
Property Monument	$ 1,915.24 per monument	No						
Minimum Security Deposit	$ 3,831.47 minimum per map	No	**Collected by:** Finance		**Full Cost:** $ 3,808.10		$ 3,808.10 minimum per map	-0.6%
Security Deposit for Survey City Standard Street Monuments	$ 2,554.31 per monument	No	**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 2,538.73	Adjust by Jan - Jan change in CCI See note 1	$ 2,538.70 per monument	-0.6%
Minimum Security Deposit	$ 3,831.47 minimum per map	No	**Collected by:** Finance		**Full Cost:** $ 3,808.10		$ 3,808.10 minimum per map	-0.6%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Engineering / LPD; Design; Traffic **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Encroachment Permit Processing Fee			**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
for Project up to $25K	$ 435.00 per permit	Yes	**Collected by:** Finance		**Full Cost:** $ 454.50		$ 454.00 per permit	4.4%
for Project over $25K	$ 872.00 per permit	Yes			**Full Cost:** $ 909.00		$ 909.00 per permit	4.2%
Permit Extension for all Projects	$ 482.00 per permit	Yes			**Full Cost:** $ 509.25	only applies to extensions for all projects	$ 509.00 per permit	5.6%
Encroachment Permit			**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3			
Engineering Plan Check for Projects up to $25K (per plan set) - includes 3 reviews	$ 803.00	Yes			**Full Cost:** $ 837.50		$ 837.00	4.2%
Engineering Plan Check for Projects between $25K and $35K (per plan set) - includes 3 reviews	$ 1,607.00	Yes			**Full Cost:** $ 1,675.00		$ 1,675.00	4.2%
Engineering Plan Check for Projects over $35K (per plan sheet) - includes 3 reviews	$ 1,918.00	Yes			**Full Cost:** $ 1,998.50		$ 1,998.00	4.2%
Engineering Plan Check (per plan set) for Projects up to $25K - Each subsequent review	$ 172.00	Yes			**Full Cost:** $ 180.92		$ 180.00	4.7%
Engineering Plan Check (per plan set) for Projects between $25K and $35K - Each subsequent review	$ 172.00	Yes			**Full Cost:** $ 180.92		$ 180.00	4.7%
Engineering Plan check (per plan sheet) for Projects over $35K - Each subsequent review	$ 319.00	Yes			**Full Cost:** $ 333.25		$ 333.00	4.4%
Engineering Plan Check (per plan sheet) for Projects over $35K for revisions after EP issuance	$ 525.00	Yes			**Full Cost:** $ 547.75		$ 547.00	4.2%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Engineering / LPD; Design; Traffic **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Encroachment Permit			**Charged by:** Engineering / LPD	**Date** 4/29/2025	**Objective:** Recover Cost			
Engineering Inspection				**Res. No.** 25-9437	**Prop 26 Exception:** 1, 2, 3			
$0-$15K	$ 511.00	Yes	**Collected by:** Finance		**Full Cost:** $ 550.00		$ 550.00	7.6%
$15,001-$25K								
a) Base fee for the first $15,000	$ 639.00	Yes			**Full Cost:** $ 687.50		$ 687.50	7.6%
b) Additional Fee for Cost Between $15,001 and $25,000	4.04%	Yes			**Full Cost:** 4.430%		4.430%	
$25,001-$35K								
a) Base fee for the first $25,000	$ 1,056.00	Yes			**Full Cost:** $ 1,130.50		$ 1,130.50	7.1%
b) Additional Fee for Cost Between $25,001 and $35,000	5.27%	Yes			**Full Cost:** 5.805%		5.805%	
$35,001-$50K								
a) Base fee for the first $35,000	$ 1,602.00	Yes			**Full Cost:** $ 1,711.00		$ 1,711.00	6.8%
b) Additional Fee for Cost Between $35,001 and $50,000	23.49%	Yes			**Full Cost:** 26.073%		26.073%	
$50,001-$100K								
a) Base fee for the first $50,000	$ 5,249.00	Yes			**Full Cost:** $ 5,622.00		$ 5,622.00	7.1%
b) Additional Fee for Cost Between $50,001 and $100,000	4.06%	Yes			**Full Cost:** 4.498%		4.498%	
$101K-$200K								
a) Base fee for the first $100,000	$ 7,349.00	Yes			**Full Cost:** $ 7,870.80		$ 7,870.80	7.1%
b) Additional Fee for Cost Between $100,001 and $200,000	6.09%	Yes			**Full Cost:** 6.746%		6.746%	
$201K-$500K								
a) Base fee for the first $200,000	$ 13,648.00	Yes			**Full Cost:** $ 14,617.20		$ 14,617.20	7.1%
b) Additional Fee for Cost Between $200,001 and $500,000	5.58%	Yes			**Full Cost:** 6.184%		6.184%	
$501K-$1M								
a) Base fee for the first $500,000	$ 30,972.00	Yes			**Full Cost:** $ 33,169.80		$ 33,169.80	7.1%
b) Additional Fee for Cost Between $500,001 and $1,000,000	5.27%	Yes			**Full Cost:** 5.847%		5.847%	
>$1M; base								
a) Base fee for the first $1,000,000	$ 58,269.00	Yes			**Full Cost:** $ 62,404.20		$ 62,404.20	7.1%
b) Fee for each additional $500K or fraction thereof	$ 14,698.00	Yes			**Full Cost:** $ 15,741.60		$ 15,741.60	7.1%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Engineering / LPD; Design; Traffic **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Encroachment Permit Slurry Seal Fee	$ 2.50 per square ft, or $ 114.66 minimum	Yes Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 113.96	Adjust by Jan - Jan change in CCI See note 1	$ 2.45 per square ft, or $ 113.95 minimum	-2.1% -0.6%
Encroachment Permit Field Marking - Storm Drain Up to 50 ft of excavation Over 50 ft of excavation	$ 191.00 $ 191.00 plus $ 127.00 each additional 50 ft or fraction thereof	Yes Yes Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 206.25 **Full Cost:** $ 206.25 **Full Cost:** $ 137.50	See Article 2 of Chapter 3.1 of Div. 5 of Title 1 of the Government Code.	$ 206.00 $ 206.00 plus $ 137.00 each additional 50 ft or fraction thereof	7.9% 7.9% 7.9%
Encroachment Permit Field Marking - Traffic Signal Up to 50 ft of excavation Over 50 ft of excavation	$ 155.00 $ 155.00 plus $ 103.00 each additional 50 ft or fraction thereof	Yes Yes Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 159.00 **Full Cost:** $ 159.00 **Full Cost:** $ 106.00	See Note 2	$ 159.00 $ 159.00 plus $ 106.00 each additional 50 ft or fraction thereof	2.6% 2.6% 2.9%
Copy of Design Criteria Standard Details Standard Specifications Subdivision Code Property Development Ordinance	$ 0.20 per page for public $ 0.05 per page for employees	No No	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 6/9/2009 **Res. No.** 09-7631	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** Cost	Citywide rate for copying plus sales tax.	Unchanged - Refer to Current Fee Unchanged - Refer to Current Fee	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Engineering / LPD; Design; Traffic **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Black Line Print of Plan on File	Actual Cost	No	**Charged by:** Engineering **Collected by:** Finance	**Date** 6/9/2009 **Res. No.** 09-7631	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** Cost	Actual cost of duplication	Unchanged - Refer to Current Fee	
Record Drawings Archiving Fee	$ 91.00 per sheet	Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 96.33		$ 96.00 per sheet	5.5%
Watershed Map	Actual Cost	No	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 6/9/2009 **Res. No.** 09-7631	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** Cost	Actual cost of duplication	Unchanged - Refer to Current Fee	
Encroachment Agreement Application Into Easements	$ 5,718.00 per application	Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 5,874.00		$ 5,874.00 per application	2.7%
Encroachment Agreement Application Into Rights-of-Way	$ 6,237.00 per application	Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 6,411.25		$ 6,411.00 per application	2.8%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Engineering / LPD; Design; Traffic **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Preparation of Agreement / Easement / Grant Deed (includes 2 reviews)	$ 5,864.00 per document	Yes	**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 5,864.00		Unchanged - Refer to Current Fee	
Preparation of Agreement / Easement / Grant Deed (Each subsequent review)	$ 1,315.00 Each subsequent review	Yes	**Collected by:** Finance		**Full Cost:** $ 1,315.00		Unchanged - Refer to Current Fee	
Preparation of Minor Agreement / Easement / Grant Deed (includes 2 reviews)	$ 4,607.00 per document	Yes			**Full Cost:** $ 4,607.00		Unchanged - Refer to Current Fee	
Preparation of Minor Agreement / Easement / Grant Deed (Each subsequent review)	$ 1,315.00 Each subsequent review	Yes			**Full Cost:** $ 1,315.00		Unchanged - Refer to Current Fee	
Combination Agreement / Grant Deed for for the same lot (2 reviews)	$ 7,742.00 both documents	Yes	**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 7,742.00		Unchanged - Refer to Current Fee	
Combination Agreement / Grant Deed for the same lot (Each subsequent review)	$ 1,315.00	Yes	**Collected by:** Finance		**Full Cost:** $ 1,315.00		Unchanged - Refer to Current Fee	
Document Recordation Fee	Actual Cost	No	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 6/10/2008 **Res. No.** 08-7527	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** Cost	Fee to recover direct costs for recording documents at the County Recorder.	Unchanged - Refer to Current Fee	
Review of Agreements & Easements	$ 5,138.00 per document	Yes	**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 5,283.50		$ 5,283.00 per document	2.8%
Review of Minor Agreements & Easements	$ 3,143.00 per document	Yes	**Collected by:** Finance		**Full Cost:** $ 3,229.00		$ 3,229.00 per document	2.7%
Review of Right of Entry Agreement onto City Property	$ 6,018.00 per agreement	Yes	**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 6,269.50		$ 6,269.00 per agreement	4.2%
Review of Permit to Enter Agreements onto City Property	$ 6,018.00 per agreement	Yes	**Collected by:** Finance		**Full Cost:** $ 6,269.50		$ 6,269.00 per agreement	4.2%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Engineering / LPD; Design; Traffic **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Outside 3rd Party Review or Inspection of Items within public ROW or City Easements	Actual Cost with initial deposit	No	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** Cost		Unchanged - Refer to Current Fee	
Overtime Plan Check, Mapping Review, etc.	Actual Cost with initial deposit	No	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** Cost		Unchanged - Refer to Current Fee	
Outside 3rd Party Review for Survey or Mapping	Actual Cost with initial deposit	No	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** Cost		Unchanged - Refer to Current Fee	
Storm Drain Outlet Charge	$ 8,875.00 per acre	Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 6 **Full Cost:** $ 8,820.87	Adjust by Jan - Jan change in CCI See note 1	$ 8,820.85 per acre	-0.6%
Storm Drain Outlet Charge Institutional Allowed under certain conditions	$ 8,875.00 per acre $ 2,940.87 per acre	Yes Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 6 **Full Cost:** varies	Adjust by Jan - Jan change in CCI See note 1	$ 8,820.85 per acre $ 2,922.90 per acre	-0.6% -0.6%
Sanitary Sewer Outlet Charge Residential - Single Family (choose the greatest and add Conveyance Fee)	$ 521.22 per unit $ 1,959.73 per lot $ 8,875.00 per acre	Yes Yes Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 6 **Full Cost:** varies	Adjust by Jan - Jan change in CCI See note 1	$ 518.00 per unit $ 1,947.75 per lot $ 8,820.85 per acre	-0.6% -0.6% -0.6%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Engineering / LPD; Design; Traffic **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Sanitary Sewer Outlet Charge Trailers & Mobile Homes (choose the greatest and add Conveyance Fee)	$ 732.67 per lot $ 8,875.00 per acre	Yes Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 6 **Full Cost:** varies	Adjust by Jan - Jan change in CCI See note 1	$ 728.20 per lot $ 8,820.85 per acre	-0.6% -0.6%
Sanitary Sewer Outlet Charge Condo & Planned Unit Development (choose the greatest and add Conveyance Fee)	$ 521.22 per unit $ 8,875.00 per acre	Yes Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 6 **Full Cost:** varies	Adjust by Jan - Jan change in CCI See note 1	$ 518.00 per unit $ 8,820.85 per acre	-0.6% -0.6%
Sanitary Sewer Outlet Charge Commercial & Industrial (choose the greatest and add Conveyance Fee)	$ 1,959.73 per lot $ 8,875.00 per acre	Yes Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 6 **Full Cost:** varies	Adjust by Jan - Jan change in CCI See note 1	$ 1,947.75 per lot $ 8,820.85 per acre	-0.6% -0.6%
Sanitary Sewer Outlet Charge - Conveyance Fee Residential Residential Accessory Dwelling Unit	 $ 1.14 per square foot $ 1.14 per square foot (750 SF and larger)	 No No	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 12/9/2025 **Res. No.** 25-9515	**Objective:** Recover Cost **Prop 26 Exception:** 6 **Full Cost:**	 * See note 3 for accessory dwelling unit rate information	 Unchanged - Refer to Current Fee Unchanged - Refer to Current Fee	
Sanitary Sewer Outlet Charge - Conveyance Fee Non-Residential	 $ 6.34 per gallon, per day	 No	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 12/9/2025 **Res. No.** 25-9515	**Objective:** Recover Cost **Prop 26 Exception:** 6 **Full Cost:**		 Unchanged - Refer to Current Fee	
Sanitary Sewer Capacity Model Run Fee	$ 9,862.00 for initial run time & material for subsequent model run	No	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 6 **Full Cost:** $ 9,862.00		Unchanged - Refer to Current Fee	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Engineering / LPD; Design; Traffic **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Existing Improvements A. Street Improvements			**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 6	Adjust by Jan - Jan change in CCI See note 1		
Residential	$ 124.68	No	**Collected by:** Finance		**Full Cost:** varies		$ 123.90	-0.6%
Commercial	$ 264.45	No					$ 262.80	-0.6%
Industrial	$ 190.35 per front foot	No					$ 189.15 per front foot	-0.6%
Existing Improvements B. Street Curbing	$ 45.48 per front foot	No	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 6 **Full Cost:** varies	Adjust by Jan - Jan change in CCI See note 1	$ 45.20 per front foot	-0.6%
Existing Improvements C. Sidewalk Improvements	$ 18.15 per front foot	No	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 6 **Full Cost:** varies	Adjust by Jan - Jan change in CCI See note 1	$ 18.00 per front foot	-0.8%
Existing Improvements (Cont'd.) D. Street Name Signs	$ 0.32 per front foot	No	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 6 **Full Cost:** varies	Adjust by Jan - Jan change in CCI See note 1	$ 0.30 per front foot	-6.0%
Existing Improvements (Cont'd.) E. Sanitary Sewers	$ 45.34 per front foot	No	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 6 **Full Cost:** varies	Adjust by Jan - Jan change in CCI See note 1	$ 45.05 per front foot	-0.6%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Engineering / LPD; Design; Traffic **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Existing Improvements (Cont'd.) F. Storm Drains	$ 45.34 per front foot	No	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 6 **Full Cost:** varies	Adjust by Jan - Jan change in CCI See note 1	$ 45.05 per front foot	-0.6%
Existing Improvements (Cont'd.) G. Right-of-Way and / or Easements	Use original cost per square foot	No	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost **Prop 26 Exception:** 6 **Full Cost:** varies	Original cost paid by the City will be charged. Each case is unique and will require research for its original cost.	Unchanged - Refer to Current Fee	
Recreation Tax (Bedroom) New Construction Permit First Bedroom Each Additional	$ 15.00 $ 5.00 per bedroom	No No	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 8/5/1969 **Ord. No.** 1216	**Objective:** User Fee **Prop 26 Exception:** 6 **Full Cost:**	See SCCC 3.15.020	Unchanged - Refer to Current Fee Unchanged - Refer to Current Fee	
Recreation Tax (Bedroom) Additions Each Additional	$ 5.00 per bedroom	No	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 8/5/1969 **Ord. No.** 1216	**Objective:** User Fee **Prop 26 Exception:** 6 **Full Cost:**	See SCCC 3.15.020	Unchanged - Refer to Current Fee	
Traffic Impact Fee pre 10/22/18	Per Square Foot		**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Impact Dev. Fee **Prop 26 Exception:** 6 **Full Cost:** varies	Applicable to areas within the Traffic Impact Fee Area Map. Projects entitled before October 22, 2018 will pay this Traffic Impact Fee.	Per Square Foot	
Office / R & D	$ 1.27	No					$ 1.26	-0.5%
Industrial	$ 0.86	No					$ 0.85	-0.6%
Warehousing, utilities, communications	$ 0.25	No				See Note 1	$ 0.25	-0.6%
Hotel - Motel	$ 514.84 per room	No				See SCMC 17.15.330	$ 511.70 per room	-0.6%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Engineering / LPD; Design; Traffic **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Traffic Impact Fee	Per Square Foot		**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Impact Dev. Fee **Prop 26 Exception:** 6 **Full Cost:** varies	Applicable citywide. Projects entitled **on or after** October 22, 2018 will pay this Traffic Impact Fee. Retail elements with total sq. ft. < 50,000 sf and any affordable housing units are exempt from paying this fee. See Note 1 See SCMC 17.15.330	Per Square Foot	
Office / R & D	$ 1.74	No					$ 1.73	-0.8%
Industrial	$ 0.96	No	**Collected by:** Finance				$ 0.95	-0.6%
Warehousing, utilities, communications	$ 0.28	No					$ 0.28	0.3%
Retail	$ 5.79	No					$ 5.76	-0.6%
Hotel - Motel	$ 912.53 per room	No					$ 906.97 per room	-0.6%
Multi-Family Residential	$ 669.18 per dwelling unit	No					$ 665.09 per dwelling unit	-0.6%
Single-Family Residential	$ 1,505.64 per dwelling unit	No					$ 1,496.46 per dwelling unit	-0.6%
Tasman East Specific Plan Area Impact Fee			**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Ord. No.** 25-9437	**Objective:** Impact Dev. Fee **Prop 26 Exception:** 6 **Full Cost:** varies	See Note 1		
Multi-Family Residential	$ 8,135.35 per dwelling unit	No	**Collected by:** Finance				$ 8,085.72 per dwelling unit	-0.6%
Patrick Henry Drive Specific Plan Infrastructure Impact Fee			**Charged by:** Engineering / LPD	**Date** 4/29/2025 **Ord. No.** 25-9437	**Objective:** Impact Dev. Fee **Prop 26 Exception:** 6			
Multi-Family Residential	$ 10,418.08 per dwelling unit	No	**Collected by:** Finance		**Full Cost:** $ 10,677.23 per dwelling unit	See Note 1	$ 10,354.53 per dwelling unit	-0.6%
Office	$ 22.73 per square foot	No			**Full Cost:** $ 23.30 per square foot		$ 22.59 per square foot	-0.6%
Oversize, Overweight Vehicles Fee	per vehicle		**Charged by:** Engineering / Traffic	**Date** 6/7/2005 **Ord. No.**	**Objective:** User Fee **Prop 26 Exception:** 3	Statewide Rate	per vehicle	
Single	$ 16.00	No					Unchanged - Refer to Current Fee	
Annual	$ 90.00	No	**Collected by:** Finance		**Full Cost:** $ 143.56		Unchanged - Refer to Current Fee	

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Engineering / LPD; Design; Traffic **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Traffic Flow Map - mailed	$ 47.00 each	No	**Charged by:** Engineering / Traffic **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 50.50		$ 50.00 each	6.4%
Traffic Flow Map - not mailed	$ 23.00 each	No			**Full Cost:** $ 25.25		$ 25.00 each	8.7%
Storage or Refuse Bins on City Street	$ 167.00	No	**Charged by:** Engineering / Traffic **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 303.00		$ 170.00	1.8%
Temporary Sanitary Sewer Discharge	$ 1,520.00	Yes	**Charged by:** Engineering / Traffic **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 1,581.00		$ 1,581.00	4.0%
Building Permit Site Clearance Fee			**Charged by:** Engineering /	**Date** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2			
A) Minor	$ 144.00	Yes	LPD	**Res. No.** 25-9437	**Full Cost:** $ 151.50		$ 151.00	4.9%
B) Major	$ 289.00	Yes	**Collected by:** Finance		**Full Cost:** $ 303.00		$ 303.00	4.8%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Engineering / LPD; Design; Traffic **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Subdivision Committee Review: Tentative Map (4 or fewer lots)	$ 1,736.00	Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 1,809.00		$ 1,809.00	4.2%
Subdivision Committee Review: Tentative Map (5 or more lots)	$ 2,723.00	Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 2,836.50		$ 2,836.00	4.1%
Subdivision Committee Review: Lot Line Adjustment	$ 787.00	Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 820.50		$ 820.00	4.2%
Project Clearance Committee Review: Preliminary application / Re-Zoning / Architect Review	$ 977.00	Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 1,018.50		$ 1,018.00	4.2%
Project Clearance Committee Review: Use Permit / Variance	$ 476.00	Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 496.50		$ 496.00	4.2%
Project Clearance Committee Review: CEQA - Initial Study Review	$ 2,985.00	Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 3,108.50		$ 3,108.00	4.1%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Engineering / LPD; Design; Traffic **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Project Clearance Committee Review: CEQA - EIR Review	$ 4,950.00	Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 5,148.00		$ 5,148.00	4.0%
Project Clearance Committee Review: Traffic Study Report Review (without EIR)	$ 3,018.00	Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 3,141.50		$ 3,141.00	4.1%
Cost Analysis for Development - CAD - Minor (accessory dwelling unit, single family home, and up to 4 residential units)	$ 474.00	Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 494.25		$ 494.00	4.2%
Cost Analysis for Development - CAD - Major	$ 1,159.00	Yes	**Charged by:** Engineering / LPD **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 1,207.50		$ 1,207.00	4.1%
<u>Shared Mobility Permit and Impound Fees</u>			**Charged by:** Engineering **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2			
1) Application Fee (per Operator)	$ 3,893.00	Yes			**Full Cost:** $ 3,977.87	Adjust using general COL	$ 3,977.00	2.2%
2) Annual Fee (per Operator)	$ 30,788.00	Yes			**Full Cost:** $ 31,459.18	Adjust using general COL	$ 31,459.00	2.2%
3) Per Device Fee (excluding the first 60 Devices)	$ 77.00	Yes			**Full Cost:** $ 78.68	Adjust using general COL	$ 78.00	1.3%
4) Per Additional Fee (for authorized increases to the original number of permitted devices)	$ 38.00	Yes			**Full Cost:** $ 38.83	Adjust using general COL	Unchanged - Refer to Current Fee	
5) Impound Fee (per device)	$ 341.00	Yes			**Full Cost:** $ 348.43	Adjust using general COL	$ 348.00	2.1%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

JUSTIFICATION FOR INCREASE IN FEES, RATES, AND CHARGES

NOTE 1: Fees, rates, and charges to recover costs for these types of fees/reimbursements for public improvements are proposed to decrease 0.61% from 2025/26 fees, rates, and charges, consistent with the percentage change in the Construction Cost Index (January 2025 to January 2026) as published by the Engineering News-Record.

NOTE 2: Fees, rates, and charges to recover costs for Field Marking – Traffic Signal Engineering Services is equal to the Field Marking – Fiber which services are performed by the same Silicon Valley Power (SVP) field staff.

NOTE 3: Per AB 68, a fee cannot be charged for an accessory dwelling unit of less than 750 square feet.

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Street / Storm Drain Division **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Active construction site inspections of projects over one (1) acre in size and high priority sites during wet season (Oct. - Apr.) as required by Provision C.6 of MRP	$ 668.00	Yes	**Charged by:** Storm Drain **Collected by:** Storm Drain & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 720.79	MRP requires inspection of sites once a month during wet season. 7 inspections per year required if permit is open during wet season, plus reinspections as needed.	$ 720.00	7.8%
Industrial / commercial facility stormwater inspections as required by Provision C.4 of MRP (Tier 1)	$ 770.00	Yes	**Charged by:** Storm Drain **Collected by:** Storm Drain & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 829.96	Inspection frequency of businesses that have filed a Notice of Intent (NOI) is once per year as required by the Municipal Regional Stormwater NPDES Permit.	$ 829.00	7.7%
Industrial / commercial facility stormwater inspections as required by Provision C.4 of MRP (Tier 2)	$ 516.00	Yes	**Charged by:** Storm Drain **Collected by:** Storm Drain & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 557.04	Businesses that received a Notice of Violation during an industrial / commercial stormwater inspection the previous year are required to be inspected the following year.	$ 557.00	7.9%
Operation & maintenance inspection of stormwater treatment systems installed on projects as required by Provision C.3 of MRP			**Charged by:** Storm Drain **Collected by:** Storm Drain & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2	Operation & maintenance inspections required on an annual basis to ensure the stormwater treatment systems are properly maintained.		
Tier 1: 1 - 25 Treatment Measures	$ 922.00	Yes			**Full Cost:** $ 993.71		$ 993.00	7.7%
Tier 2: 26 - 50 Treatment Measures	$ 1,124.00	Yes			**Full Cost:** $ 1,212.04		$ 1,212.00	7.8%
Tier 3: 50+ Treatment Measures	$ 1,326.00	Yes			**Full Cost:** $ 1,430.37		$ 1,430.00	7.8%
Stormwater Management Planning Application Plan review (as required by Provision C.3 of MRP)	$ 3,632.00	Yes	**Charged by:** Engineering / LPD **Collected by:** Planning	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 4,456.10		$ 4,456.00	22.7%
Stormwater Management Building Permit Plan Review (as required by Provision C.3 of MRP)	$ 3,632.00	Yes	**Charged by:** Storm Drain **Collected by:** Building	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 5,200.22		$ 5,200.00	43.2%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Street / Storm Drain Division **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Operation & Maintenance Agreement - Administration of permanent stormwater treatment systems installed on projects (as required by Provision C.3 of MRP)	$ 890.00	Yes	**Charged by:** Storm Drain **Collected by:** Storm Drain & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 1,342.00		$ 1,342.00	50.8%
Private Land Drainage Area (PLDA) Program Inspection Fee	$ 731.00	Yes	**Charged by:** Storm Drain **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 788.40		$ 788.00	7.8%
Storm Drain Medallion Fee	$ 26.00	Yes	**Charged by:** Storm Drain **Collected by:** Building	**Date** 4/23/2024 **Res. No.** 24-9316	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 28.07		$ 28.00	7.7%
Building Demolition Polychlorinated biphenyls (PCBs) Inspection Fee	$ 669.00	Yes	**Charged by:** Storm Drain **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 721.62		$ 721.00	7.8%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Street / Street Maintenance Division Resolution: Date Approved:

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Pavement Restoration Charge			**Charged by:** Street	**Date** 4/29/2025	**Objective:** Recover Cost	Pavement restoration charges are applied on work associated with utility street opening encroachment permits associated with repair of existing City infrastructure, not utility trench work consisting of installation of new main and lateral lines.		
1. First 80 cubic feet	$ 4,456.00	Yes	**Collected by:** Street & Finance	**Res. No.** 25-9437	**Prop 26 Exception:** 1, 2		$ 4,712.00	5.7%
2. Each additional cubic foot	$ 42.00	Yes			**Full Cost:** $ 4,712.50		$ 44.00	4.8%
Engineering Plan Review per sheet (Streets)			**Charged by:** Engineering	**Date** 4/29/2025	**Objective:** Recover Cost	Fee is applicable to trench repairs for City utilities street opening permits.		
1. First three (3) reviews	$ 183.00	Yes	**Collected by:** Engineering & Finance	**Res. No.** 25-9437	**Prop 26 Exception:** 1, 2		$ 197.00	7.7%
2. Each subsequent review	$ 40.00	Yes			**Full Cost:** $ 197.25		$ 43.00	7.5%
Concrete Removal / Replace Charge - Curb / Gutter			**Charged by:** Street	**Date** 4/29/2025	**Objective:** Recover Cost	Fee is applicable to trench repairs for City utilities street opening permits.		
1. Base (administrative costs)	$ 639.00	Yes	**Collected by:** Street & Finance	**Res. No.** 25-9437	**Prop 26 Exception:** 1, 2		$ 675.00	5.6%
2. Per linear ft.	$ 75.00	Yes			**Full Cost:** $ 675.00		$ 79.00	5.3%
Concrete Removal / Replace Charge - Sidewalk			**Charged by:** Street	**Date** 4/29/2025	**Objective:** Recover Cost	Fee is applicable to trench repairs for City utilities street opening permits.		
1. Base (administrative costs)	$ 639.00	Yes	**Collected by:** Street & Finance	**Res. No.** 25-9437	**Prop 26 Exception:** 1, 2		$ 675.00	5.6%
2. Per square ft.	$ 19.00	Yes			**Full Cost:** $ 675.00		$ 20.00	5.3%
Traffic Sign Fabrication	$ 987.00	Yes	**Charged by:** Street	**Date** 4/29/2025	**Objective:** Recover Cost	Fee is for traffic sign fabrication.	$ 1,050.00	6.4%
			Collected by: Street & Finance	**Res. No.** 25-9437	**Prop 26 Exception:** 1, 2			
					Full Cost: $ 1,050.50			

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Street / Parkways & Boulevards **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Street Tree Removal Plus contract cost to remove tree & stump as specified in the Comments Section are added to the Fee.	$ 1,051.00 per tree	Yes	**Charged by:** Parkways & Boulevards **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 1,116.50	Contract Costs: 1-3" dbh: $55 4-6" dbh: $110 7-12" dbh: $237 13-24" dbh: $1,067 25-36" dbh: $1,784 37-48" dbh: $2,703 49" and above dbh: $2,163	$ 1,116.00 per tree Plus contract cost to remove tree & stump as specified in the Comments Section are added to the Fee.	6.2%
City Tree Planting Includes in-lieu tree planting for private development tree removals	$ 2,081.00 per tree	Yes	**Charged by:** Engineering **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 6 **Full Cost:** $ 2,111.50	Includes tractor, auger, fertilizer, compost & stakes and 24" box tree with root barrier.	$ 2,111.00 per tree	1.4%
~~Parkways and Boulevards Plan Review~~ Right-of-way Landscape Planning Application Plan Review	$ 605.00	Yes	**Charged by:** Engineering **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 924.48		$ 924.00	52.7%
~~Parkways and Boulevards Plan Review~~ Right-of-way Landscape Building Permit Plan Review	$ 605.00	Yes	**Charged by:** Engineering **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 642.00		$ 642.00	6.1%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Public Works / Street / Solid Waste **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Non-exclusive franchise hauler application fee	$ 1,521.00	No	**Charged by:** Solid Waste **Collected by:** Solid Waste & Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** User Fee **Prop 26 Exception:** 2 **Full Cost:** $ 1,610.00	Haulers that want to charge for solid waste collection services at properties zoned for Industrial use have agreements approved by Council at a Public Hearing.	$ 1,610.00	5.9%
Solid Waste Management Planning Application Plan review (as required by City Municipal Code)	$ 1,914.00	Yes	**Charged by:** Solid Waste **Collected by:** Planning	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 1,434.72		$ 1,434.00	-25.1%
Solid Waste Management Building Permit Plan review (as required by City Municipal Code) ~~Application Improvement plans review for solid waste management compliance with City's municipal codes~~	$ 1,914.00	Yes	**Charged by:** Solid Waste **Collected by:** Building	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 1,082.42		$ 1,082.00	-43.5%
Construction & Demolition (C&D) waste management: Processing solid waste management and Green Halo reconciliation	$ 514.00	Yes	**Charged by:** Solid Waste **Collected by:** Building	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 368.40		$ 368.00	-28.4%
Cleanup Campaign Debris Bag Fee	$ 36.00	Yes	**Charged by:** Solid Waste **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 37.48		$ 37.00	2.8%

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Municipal Fee Schedule

Water & Sewer Utilities

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Water & Sewer Utilities / Water **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
New 1" water service	$ 23,981.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 24,677.10	Note: The cost of meters, backflows, Encroachment Permits, Soil Disposal, and Pavement Restoration not included.	$ 24,677.00	2.9%
New 1" water service and abandon existing service SFR	$ 29,747.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 30,604.82	Note: The cost of meters, backflows, Encroachment Permits, Soil Disposal, and Pavement Restoration not included.	$ 30,604.00	2.9%
New 2" water service	$ 26,952.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 27,719.30	Note: The cost of meters, backflows, Encroachment Permits, Soil Disposal, and Pavement Restoration not included.	$ 27,719.00	2.8%
New 3" water service	$ 55,028.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 56,605.34	Note: The cost of meters, backflows, Encroachment Permits, Soil Disposal, and Pavement Restoration not included.	$ 56,605.00	2.9%
New 4" water service	$ 58,665.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 60,330.16	Note: The cost of meters, backflows, Encroachment Permits, Soil Disposal, and Pavement Restoration not included.	$ 60,330.00	2.8%
New 6" water service	$ 58,982.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 60,654.25	Note: The cost of meters, backflows, Encroachment Permits, Soil Disposal, and Pavement Restoration not included.	$ 60,654.00	2.8%
New 8" water service	$ 60,415.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 62,121.50	Note: The cost of meters, backflows, Encroachment Permits, Soil Disposal, and Pavement Restoration not included.	$ 62,121.00	2.8%
New 4" water service (Dual Meter Service)	$ 64,571.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 66,378.28	Note: The cost of meters, backflows, Encroachment Permits, Soil Disposal, and Pavement Restoration not included.	$ 66,378.00	2.8%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Water & Sewer Utilities / Water **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
New 6" water service (Dual Meter Service)	$ 66,541.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 68,395.89	Note: The cost of meters, backflows, Encroachment Permits, Soil Disposal, and Pavement Restoration not included.	$ 68,395.00	2.8%
New 8" water service (Dual Meter Service)	$ 71,266.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 73,236.04	Note: The cost of meters, backflows, Encroachment Permits, Soil Disposal, and Pavement Restoration not included.	$ 73,236.00	2.8%
New 1" Water Meter - Device Cost Only	$ 232.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 239.24		$ 239.00	3.0%
New 1" water meter and backflow preventer - device cost only	$ 649.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 665.86	Includes cost of meter and RP backflow prevention device. Fees for the meter or backflow can be assessed separately based on the discretion of the Water & Sewer Utilities.	$ 665.00	2.5%
New 1½" water meter and backflow preventer - device cost only	$ 1,779.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 1,823.16	Includes cost of meter and RP backflow prevention device. Fees for the meter or backflow can be assessed separately based on the discretion of the Water & Sewer Utilities.	$ 1,823.00	2.5%
New 2" water meter and backflow preventer - device cost only	$ 2,149.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 2,202.64	Includes cost of meter and RP backflow prevention device. Fees for the meter or backflow can be assessed separately based on the discretion of the Water & Sewer Utilities.	$ 2,202.00	2.5%
New 3" water meter and backflow preventer - device cost only	$ 5,427.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 5,559.04	Includes cost of meter and RP backflow prevention device. Fees for the meter or backflow can be assessed separately based on the discretion of the Water & Sewer Utilities.	$ 5,559.00	2.4%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Water & Sewer Utilities / Water **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
New 4" water meter and backflow preventer - device cost only	$ 7,165.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 7,338.59	Includes cost of meter and RP backflow prevention device. Fees for the meter or backflow can be assessed separately based on the discretion of the Water & Sewer Utilities.	$ 7,338.00	2.4%
New 6" water meter and backflow preventer - device cost only	$ 14,884.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 15,244.05	Includes cost of meter and RP backflow prevention device. Fees for the meter or backflow can be assessed separately based on the discretion of the Water & Sewer Utilities.	$ 15,244.00	2.4%
New 8" water meter and backflow preventer - device cost only	$ 20,674.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 21,174.32	Includes cost of meter and RP backflow prevention device. Fees for the meter or backflow can be assessed separately based on the discretion of the Water & Sewer Utilities.	$ 21,174.00	2.4%
New Fire Hydrant	$ 45,281.00	No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 46,541.59	For hydrant requested by property owner / developer.	$ 46,541.00	2.8%
New Fire Service (Installation of fire service line)			**Charged by:** Water	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2	Cost for DCDA, RPDA, Encroachment Permit, Soil Disposal, and Pavement Restoration not included.		
2" fire service	$ 25,043.00	No	**Collected by:** Engineering		**Full Cost:** $ 25,770.33		$ 25,770.00	2.9%
4" fire service	$ 57,836.00	No			**Full Cost:** $ 59,481.63		$ 59,481.00	2.8%
6" fire service	$ 58,585.00	No			**Full Cost:** $ 60,247.66		$ 60,247.00	2.8%
8" fire service	$ 59,607.00	No			**Full Cost:** $ 61,295.36		$ 61,295.00	2.8%
10" fire service	$ 62,311.00	No			**Full Cost:** $ 64,063.69		$ 64,063.00	2.8%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Water & Sewer Utilities / Water **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Fire Service Upgrade (Upgrade device to standard DCDA or RPDA)			**Charged by:** Water	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2	Cost for DCDA, RPDA, or Encroachment Permit not included.		
2" fire service	$ 11,526.00	No	**Collected by:** Engineering		**Full Cost:** $ 11,868.51		$ 11,868.00	3.0%
4" fire service	$ 23,497.00	No			**Full Cost:** $ 24,180.46		$ 24,180.00	2.9%
6" fire service	$ 23,690.00	No			**Full Cost:** $ 24,377.27		$ 24,377.00	2.9%
8" fire service	$ 23,914.00	No			**Full Cost:** $ 24,608.26		$ 24,608.00	2.9%
10" fire service	$ 24,887.00	No			**Full Cost:** $ 25,604.11		$ 25,604.00	2.9%
Backflow Preventer - device cost only			**Charged by:** Water	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2			
2" DCDA	$ 1,114.00	No	**Collected by:** Engineering		**Full Cost:** $ 1,141.98		$ 1,141.00	2.4%
4" DCDA	$ 3,500.00	No			**Full Cost:** $ 3,585.03		$ 3,585.00	2.4%
6" DCDA	$ 5,233.00	No			**Full Cost:** $ 5,361.05		$ 5,361.00	2.4%
8" DCDA	$ 9,737.00	No			**Full Cost:** $ 9,972.57		$ 9,972.00	2.4%
10" DCDA	$ 14,006.00	No			**Full Cost:** $ 14,346.02		$ 14,346.00	2.4%
			Charged by: Water	Date 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2			
2" RPDA	$ 1,114.00	No	**Collected by:** Engineering		**Full Cost:** $ 1,141.98		$ 1,141.00	2.4%
4" RPDA	$ 4,797.00	No			**Full Cost:** $ 4,913.22		$ 4,913.00	2.4%
6" RPDA	$ 7,510.00	No			**Full Cost:** $ 7,693.33		$ 7,693.00	2.4%
8" RPDA	$ 14,302.00	No			**Full Cost:** $ 14,648.90		$ 14,648.00	2.4%
10" RPDA	$ 18,870.00	No			**Full Cost:** $ 19,326.42		$ 19,326.00	2.4%
Field Fire Hydrant Flow Test	$ 2,136.00	No	**Charged by:** Water	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2		$ 2,182.00	2.2%
			Collected by: Finance / Municipal Serv.		**Full Cost:** $ 2,182.34			

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Water & Sewer Utilities / Water **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Portable hydrant meter and Deposit (Includes cost of RP backflow) Water Use Deposit Hydrant Meter Unreported Consumption Late Fee	$ 4,032.00	No	**Charged by:** Water **Collected by:** Finance / Municipal Serv.	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost Hydrant:** $ 4,130.58 **Full Cost Water Use:** varies **Full Cost Late Rep:** $ 549.00	Deposit to ensure return of meter, or cover replacement if lost or damaged. ~~$655~~ $694 of the deposit is non-refundable.	$ 4,130.00 $ 1,600.00 $ 250.00	2.4% New New
Recycled hydrant meter and Deposit (Includes cost of RP backflow) Water Use Deposit Hydrant Meter Unreported Consumption Late Fee	$ 4,032.00	No	**Charged by:** Water **Collected by:** Finance / Municipal Serv.	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost Hydrant:** $ 4,130.58 **Full Cost Water Use:** varies **Full Cost Late Rep:** $ 549.00	Deposit to ensure return of meter, or cover replacement if lost or damaged. ~~$655~~ $694 of the deposit is non-refundable.	$ 4,130.00 $ 1,600.00 $ 250.00	2.4% New New
Water Meter Test	$ 517.00	No	**Charged by:** Water **Collected by:** Finance / Municipal Serv.	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 961.82	Non-routine testing of water meter when customer questions meter accuracy. Refundable if meter falls outside accepted range.	$ 528.00	2.1%
<u>Utility Engineering Plan Review</u> Utility Engineering Plan Check for SFH Remodel (per plan set) - includes 3 checks Utility Engineering Plan Check for Projects up to $25K (per plan set) - includes 3 checks Utility Engineering Plan Check for Projects over $25K (per sheet) - includes 3 checks Utility Engineering Plan Check (per plan set for Projects up to $25K and per sheet for Projects over $25K) - 4th and subsequent review	 $ 687.00 $ 1,220.00 $ 2,949.00 $ 746.00	 No No No No	**Charged by:** Water **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 3 **Full Cost:** $ 693.85 **Full Cost:** $ 1,242.10 **Full Cost:** $ 3,002.85 **Full Cost:** $ 758.85	 Includes all projects with dry utility installation. Includes all projects with dry utility installation. Includes all projects with dry utility installation.	 $ 693.00 $ 1,242.00 $ 3,002.00 $ 758.00	 0.9% 1.8% 1.8% 1.6%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Water & Sewer Utilities / Water **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Utility Engineering Inspection *			**Charged by:** Water	**Date** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 3	* Use this fee for all SFH remodels		
$0 - $15K	$ 648.00	No	**Collected by:** Engineering	**Res. No.** 25-9437	**Full Cost:** $ 667.00		$ 667.00	2.9%
$15,001-$25K-base + 13.73% of cost above $15K	$ 1,298.00	No			**Full Cost:** $ 1,334.00		$ 1,334.00	2.8%
$25,001-$50K-base + 11.87% of cost above $25K	$ 2,848.00	No			**Full Cost:** $ 2,924.00		$ 2,924.00	2.7%
$50,001-$100K-base + 2.22% of cost above $50K	$ 6,197.00	No			**Full Cost:** $ 6,360.00		$ 6,360.00	2.6%
$101K-$200K-base + 4.22% of cost above $100K	$ 7,449.00	No			**Full Cost:** $ 7,640.00		$ 7,640.00	2.6%
$201K-$500K-base + 3.03% of cost above $200K	$ 12,208.00	No			**Full Cost:** $ 12,504.00		$ 12,504.00	2.4%
$501K-$1M-base + 0.67% of cost above $500K	$ 22,478.00	No			**Full Cost:** $ 23,000.00		$ 23,000.00	2.3%
>$1M; base	$ 26,235.00	No			**Full Cost:** $ 26,840.00		$ 26,840.00	2.3%
>$1M for each add'l $500K or fraction thereof	$ 8,076.00	No			**Full Cost:** $ 8,280.00		$ 8,280.00	2.5%
Water Efficiency Review	$ 252.00	No	**Charged by:** Water **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 263.00		$ 263.00	4.4%
Water Supply Assessment Preparation	$ 15,421.00	No	**Charged by:** Water **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 6 **Full Cost:** $ 15,875.00	Water Supply Assessment prepartaion services rendered by the Water Utility.	$ 15,875.00	2.9%
Supplemental Assessment Preparation	$ 9,869.00	No			**Full Cost:** $ 10,160.00	Required due to changes in project.	$ 10,160.00	2.9%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Water & Sewer Utilities / Water **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Water reconnection fee - standard service reconnection	$ 277.00 per account	No	**Charged by:** Water	**Date** 4/29/2025	**Objective:** Recover Cost		$ 283.00 per account	2.2%
				Res. No. 25-9437	**Prop 26 Exception:** 1, 2, 5			
Water meter replacement / reconnection fee due to meter tampering / illegal access	$ 505.00 per account	No	**Collected by:** Finance / Municipal Serv.		**Full Cost:** $ 440.90		$ 516.00 per account	2.2%
	Fee to fix meter plus two (2) times the estimated cost of services used				**Full Cost:** $ 696.82		Fee to fix meter plus two (2) times the estimated cost of services used	
Water service abandonment (2" and smaller)	$ 10,594.00	No	**Charged by:** Water	**Date** 4/29/2025	**Objective:** Recover Cost	Note: The cost of Encroachment Permit, Soil Disposal, and Pavement Restoration not included.	$ 10,907.00	3.0%
				Res. No. 25-9437	**Prop 26 Exception:** 1, 2			
			Collected by: Finance		**Full Cost:** $ 10,907.65			
Water service abandonment (3" and larger)	$ 22,646.00	No	**Charged by:** Water	**Date** 4/29/2025	**Objective:** Recover Cost	Note: The cost of Encroachment Permit, Soil Disposal, and Pavement Restoration not included.	$ 23,303.00	2.9%
				Res. No. 25-9437	**Prop 26 Exception:** 1, 2			
			Collected by: Finance		**Full Cost:** $ 23,303.37			
Water service relocation	$ 8,101.00	No	**Charged by:** Water	**Date** 4/29/2025	**Objective:** Recover Cost	For service relocation of no more than 4 feet from the existing location. Note: The cost of Encroachment Permit, Soil Disposal, and Pavement Restoration not included.	$ 8,277.00	2.2%
				Res. No. 25-9437	**Prop 26 Exception:** 1, 2			
			Collected by: Finance		**Full Cost:** $ 8,277.00			
Field Marking - Water			**Charged by:** Water	**Date** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 2			
Up to 50 ft. of excavation	$ 307.00	No		**Res. No.** 25-9437	**Full Cost:** $ 316.11		$ 316.00	2.9%
Over 50 ft. - each additional 50 ft. or fraction thereof of excavation	$ 125.00	No	**Collected by:** Finance		**Full Cost:** $ 128.00		$ 128.00	2.4%
Field marking required outside scope of initial request (e.g., field marking identified or requested while in the field) - each additional 50 ft. or fraction thereof, beyond scope of initial request		No			**Full Cost:** $ 190.70		$ 190.00	New

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Water & Sewer Utilities / Water **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Field Marking - Recycled Water			**Charged by:** Water	**Date** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 2			
Up to 50 ft. of excavation	$ 307.00	No	**Collected by:** Finance	**Res. No.** 25-9437	**Full Cost:** $ 316.11		$ 316.00	2.9%
Over 50 ft. - each additional 50 ft. or fraction thereof of excavation	$ 125.00	No			**Full Cost:** $ 128.00		$ 128.00	2.4%
Field marking required outside scope of initial request (e.g., field marking identified or requested while in the field) - each additional 50 ft. or fraction thereof, beyond scope of initial request		No			**Full Cost:** $ 190.70		$ 190.00	New
Water and Fire Service Tap (2" and smaller)	$ 1,201.00	No	**Charged by:** Water **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 1,227.55	Includes installation and inspection of water main tap only.	$ 1,227.00	2.2%
Water and Fire Service Tap (4", 6", and 8")	$ 1,345.00	No	**Charged by:** Water **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 1,374.86	Includes installation and inspection of water main tap only.	$ 1,374.00	2.2%
Water and Fire Service Tap (10" and 12")	$ 1,806.00	No	**Charged by:** Water **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 1,846.26	Includes installation and inspection of water main tap only.	$ 1,846.00	2.2%
Insertion Valve Installation			**Charged by:** Water	**Date** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 2	Includes installation and inspection of valve only.		
4" Valve	$ 16,612.00	No	**Collected by:** Engineering	**Res. No.** 25-9437	**Full Cost:** $ 17,077.75		$ 17,077.00	2.8%
6" Valve	$ 17,530.00	No			**Full Cost:** $ 18,017.03		$ 18,017.00	2.8%
8" Valve	$ 18,333.00	No			**Full Cost:** $ 18,839.63		$ 18,839.00	2.8%
10" Valve	$ 21,931.00	No			**Full Cost:** $ 22,524.83		$ 22,524.00	2.7%
12" Valve	$ 23,703.00	No			**Full Cost:** $ 24,339.74		$ 24,339.00	2.7%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Water & Sewer Utilities / Water **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Insertion Valve Installation			**Charged by:** Water	**Date** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 2	Note: The cost of Encroachment Permit, Soil Disposal, and Pavement Restoration not included.		
4" Valve (excavation included)	$ 28,970.00	No	**Collected by:** Engineering	**Res. No.** 25-9437	**Full Cost:** $ 29,797.10		$ 29,797.00	2.9%
6" Valve (excavation included)	$ 29,887.00	No			**Full Cost:** $ 30,736.38		$ 30,736.00	2.8%
8" Valve (excavation included)	$ 30,690.00	No			**Full Cost:** $ 31,558.98		$ 31,558.00	2.8%
10" Valve (excavation included)	$ 34,289.00	No			**Full Cost:** $ 35,244.19		$ 35,244.00	2.8%
12" Valve (excavation included)	$ 36,061.00	No			**Full Cost:** $ 37,059.09		$ 37,059.00	2.8%
Project Clearance Committee - Utility Engineering / Subcommittee Review	$ 1,438.00	No	**Charged by:** Water **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 1,465.50		$ 1,465.00	1.9%
Hold Harmless Agreement	$ 1,076.00	No	**Charged by:** Water **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 1,098.86		$ 1,098.00	2.0%
Recycled Water Site Survey Non-Compliance Follow-up		No	**Charged by:** Water **Collected by:** Finance	**Date** **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 585.43		$ 250.00	New
Fire Flow (Hydraulic Model)			**Charged by:** Water	**Date** 4/29/2025	**Objective:** Recover Cost **Prop 26 Exception:** 2			
Single Family Homes (SFH)	$ 959.00	No	**Collected by:** Finance	**Res. No.** 25-9437	**Full Cost:** $ 1,113.37		$ 1,006.00	4.9%
Others, Excluding SFH	$ 1,404.00	No			**Full Cost:** $ 2,498.20		$ 1,474.00	5.0%
Development Impact Analysis	$ 2,139.00	No	**Charged by:** Water **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 6 **Full Cost:** $ 3,270.20	This is a hydraulic modeling fee for new development.	$ 2,245.00	5.0%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Water & Sewer Utilities / Water **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Water Service Upgrade of Existing Service excluding Device Cost			**Charged by:** Water	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2	Note: The cost of meters, backflows, Encroachment Permit, Soil Disposal, and Pavement Restoration not included.		
5/8" x 3/4" water services and backflow preventer	$ 11,486.00	No	**Collected by:** Engineering		**Full Cost:** $ 11,827.26		$ 11,827.00	3.0%
1" water service and backflow preventer	$ 11,486.00	No			**Full Cost:** $ 11,827.26		$ 11,827.00	3.0%
1-1/2" water service and backflow preventer	$ 11,524.00	No			**Full Cost:** $ 11,867.33		$ 11,867.00	3.0%
2" water service and backflow preventer	$ 11,524.00	No			**Full Cost:** $ 11,867.33		$ 11,867.00	3.0%
3" water service and backflow preventer	$ 11,910.00	No			**Full Cost:** $ 12,262.13		$ 12,262.00	3.0%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Water & Sewer Utilities / Sewer **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Sewer lateral cleanout 4 inch lateral	$ 2,507.00	No	**Charged by:** Sewer **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 11,884.21	When no cleanout exists, it is necessary that one be installed in order for City to have access to sewer lateral for courtesy maintenance. Cleanout box is included.	$ 2,632.00	5.0%
Sewer lateral cleanout 6 inch lateral or larger	$ 11,829.00	No	**Charged by:** Sewer **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 12,066.32	When no cleanout exists, it is necessary that one be installed in order for City to have access to sewer lateral for courtesy maintenance. Cleanout box is included.	$ 12,066.00	2.0%
Cleanout box only	$ 391.00	No	**Charged by:** Sewer **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2 **Full Cost:** $ 1,089.41		$ 410.00	4.9%
4" sewer lateral installation	$ 45,667.00	No	**Charged by:** Sewer **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 46,993.60	Note: The cost of Encroachment Permit, Soil Disposal, and Pavement Restoration not included. No cleanout or box cost included.	$ 46,993.00	2.9%
6" sewer lateral installation	$ 45,667.00	No	**Charged by:** Sewer **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 46,993.60	Note: The cost of Encroachment Permit, Soil Disposal, and Pavement Restoration not included. No cleanout or box cost included.	$ 46,993.00	2.9%
8" sewer lateral installation	$ 45,667.00	No	**Charged by:** Sewer **Collected by:** Engineering	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 46,993.60	Note: The cost of Encroachment Permit, Soil Disposal, and Pavement Restoration not included. No cleanout or box cost included.	$ 46,993.00	2.9%
Sewer Lateral Video Inspection	$ 525.00	No	**Charged by:** Sewer **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 2 **Full Cost:** $ 1,074.00	Video inspection of existing lateral to determine that its replacement is not required as a condition of redevelopment.	$ 551.00	5.0%

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Water & Sewer Utilities / Sewer **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Encroachment Permit: Field Marking - Sanitary Sewer			**Charged By:** Engineering / LPD	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3	See Article 2 of Chapter 3.1 of Div. 5 of Title 1 of the Government Code.		
Up to 50 ft. of excavation	$ 307.00	No	**Collected By:** Finance		**Full Cost:** $ 316.59		$ 316.00	2.9%
Over 50 ft. - each additional 50 ft. or fraction thereof of excavation	$ 307.00 plus $ 125.00 each add'l 50 ft or fraction thereof	No No			**Full Cost:** $ 316.59 **Full Cost:** $ 128.24		$ 316.00 plus $ 128.00 each add'l 50 ft or fraction thereof	2.9% 2.4%
Fats, Oil and Grease (FOG)			**Charged By:** Building Division	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3	For new building permit applicants		
FOG Plan Review and Inspection Fee (Building Permits)	$ 2,819.00	No	**Collected By:** Building Division		**Full Cost:** $ 2,928.00	Combine plan review and permit into one fee	$ 2,928.00	3.9%
Short Term Wastewater Discharge Permit	$ 476.00 + ($5.29 / HCF or $7.07 / 1,000 gal)	No	**Charged By:** Engineering / LPD **Collected By:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** 1, 2, 3 **Full Cost:** $ 496.00	Use per HCF / per 1,000 gal of discharge and a $460 processing fee.	$ 496.00 + ($5.29 / HCF or $7.07 / 1,000 gal)	4.2%
Wastewater Treatment Plant Capacity Fee			**Charged By:** Engineering / LPD	**Date** 8/22/2017 **Ord. No.** 1968	**Objective:** Recover Cost **Prop 26 Exception:** 2	Accessory Dwelling Unit Charge per City Ordinance 1968 passed by Council on 8/22/2017.		
Residential Dwelling Unit	$ 1,187.00 per dwelling unit	No	**Collected By:** Finance		**Full Cost:** $ 2,432.85		Unchanged - Refer to Current Fee	
Accessory Dwelling Unit	$ 747.00 per accessory dwelling unit	No					Unchanged - Refer to Current Fee	
Wastewater Treatment Plant Capacity Fee			**Charged By:** Engineering / LPD	**Date** 4/18/2017 **Ord. No.**	**Objective:** Recover Cost **Prop 26 Exception:** 6			
Non-Residential	$ 4.47 per gallon, per day	No	**Collected By:** Finance		**Full Cost:** $ 10.38		Unchanged - Refer to Current Fee	

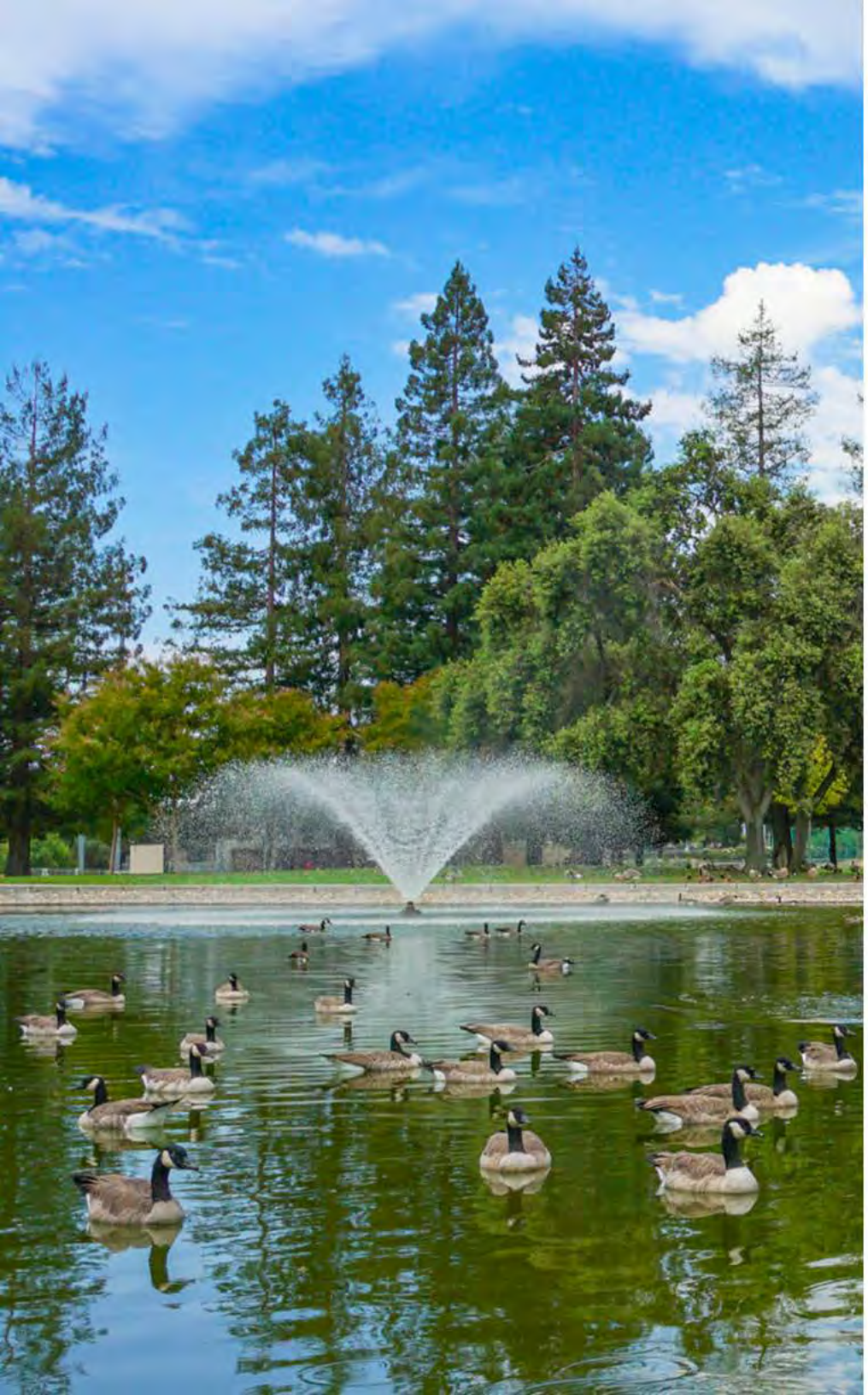
CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Department / Division: Water & Sewer Utilities / Solar **Resolution:** **Date Approved:**

Description of Fee, Rate, or Charge	Current Fee	Technology Fee (3.37%) Applies (Yes or No)	Charging Dept / Div --- Collecting Dept / Div	Date Fee Last Changed --- Ordinance / Resolution Number & Date	Fee Detail Objective Prop 26 Exception (See Reader's Guide) Full Cost Factor	Comments	Proposed New Fee	Fee Change
Solar pool heating system Installation Fee	$ 5,510.00 plus $ 319.00 per panel	No	**Charged by:** Water / Solar **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 17,760.00 **Full Cost:** $ 1,110.00	Costs are recovered through the combination of installation fees and monthly service charges, and recoverable system components.	$ 5,785.00 plus $ 334.00 per panel	5.0% 4.7%
Solar domestic hot water system installation fee Single-family fee	Actual Cost	No	**Charged by:** Water / Solar **Collected by:** Finance	**Date** 6/9/2009 **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** Actual Cost	Costs are recovered through the combination of installation fees and monthly service charges, and recoverable system components.	Unchanged - Refer to Current Fee	
Solar domestic hot water system installation fee Multi-family fee	Actual Cost	No	**Charged by:** Water / Solar **Collected by:** Finance	**Date** 3/14/1985 **Res. No.**	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** Actual Cost	Installation fees based on cost of labor and permanently-installed materials. Example for system to serve 10 dwelling units. Remaining costs recovered by monthly service charges.	Unchanged - Refer to Current Fee	
Solar domestic hot water system panel removal and replacement fee	$ 644.00 per panel	No	**Charged by:** Water / Solar **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 3,984.00	Costs are recovered through the combination of installation fees and monthly service charges, and recoverable system components.	$ 676.00 per panel	5.0%
Solar pool heating system panel removal and replacement fee	$ 391.00 per panel	No	**Charged by:** Water / Solar **Collected by:** Finance	**Date** 4/29/2025 **Res. No.** 25-9437	**Objective:** Recover Cost **Prop 26 Exception:** N/A **Full Cost:** $ 3,984.00	Costs are recovered through the combination of installation fees and monthly service charges, and recoverable system components.	$ 410.00 per panel	4.9%

(Note: "N/A" here signifies the fee, rate, or charge is not a fee imposed exclusively by local government.)

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Municipal Fee Schedule

Alphabetical Listing by Fee

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CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Alphabetical Listing by Fee

Fee	Section	Page No.
10-Day Letter for House Meter	Finance	8 - 3
Aboveground Petroleum Storage Tank Program	Fire	9 - 37
Access Control and Traffic Calming	Fire	9 - 4
Access Controlled Egress	Fire	9 - 4
Active Construction Site Inspections of Projects	Public Works	15 - 1
Addressing	Community Development	4 - 13
Administrative Citations	Fire	9 - 33
Affordable Housing Application	Community Development	5 - 2
Affordable Housing Application (BMP)	Community Development	5 - 3
AHA Affordable Housing Agreement	Community Development	5 - 2
Alarm Permit	Police	13 - 1
Alternate Materials and Methods Review (per hour)	Community Development	4 - 12
Alternate Materials and Methods Review	Fire	9 - 4
Ambulance Transport Fees	Fire	9 - 40
Amended Final Map Checking	Public Works	14 - 1
Amended Parcel Map and Record of Survey Checking	Public Works	14 - 1
Amplified Music Permit	Parks and Recreation	12 - 4
Amplified Music Permit	Finance	8 - 1
Annexation of Territory to City of Santa Clara	Community Development	6 - 3
Appeals	Community Development	6 - 3
Application Extension	Community Development	4 - 13
Aquatic Facility Rental	Parks and Recreation	12 - 7
Architectural Review	Community Development	6 - 4
Assessment District Reapportionment	Public Works	14 - 2
Automatic Fire Extinguishing Systems	Fire	9 - 4
Automatic Fire Protection System for Spray Booths	Fire	9 - 4
Automatic Fire Sprinkler Systems - Existing	Fire	9 - 5
Automatic Fire Sprinkler Systems - New	Fire	9 - 4
Automatic Fire Sprinkler Systems - Residential 13D	Fire	9 - 6
Backflow Preventer - Device Cost Only	Water and Sewer Utilities	16 - 4
Backflow Preventer Replacement	Fire	9 - 6
Bathroom Remodel	Community Development	4 - 1
Below Market Purchase Processing and Transaction Fee	Community Development	5 - 4

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Alphabetical Listing by Fee

Fee	Section	Page No.
Billing Service Charge for Late Payment	Finance	8 - 2
Bingo Organization	Police	13 - 1
Black Line Print of Plans on File	Public Works	14 - 6
Block Party Request	Finance	8 - 2
Borrowing Materials from Other Libraries (Interlibrary Loan)	Library	10 - 1
Building Conformance Fee	Community Development	4 - 2
Building Demolition Polychlorinated biphenyls (PCBs) Inspection	Public Works	15 - 2
Building Permit Site Clearance	Public Works	14 - 13
Building Plans	Fire	9 - 6
Burial Materials Processing	Parks and Recreation	11 - 9
Burial Permit Filing	Parks and Recreation	11 - 5
Business Certificate Information	Finance	8 - 1
Business Tax Rental Unit Surcharge	Finance	8 - 1
CAD Report for Legal Purposes	Police	13 - 1
California Accidental Release Program (CALARP)	Fire	9 - 35
Carbon Dioxide Beverage Dispensing System	Fire	9 - 7
Carnivals and Fairs	Fire	9 - 7
Casket	Parks and Recreation	11 - 2
Casket Burial	Parks and Recreation	11 - 1
CD for Legal Purposes	Police	13 - 1
CD/DVD Materials	Citywide	1 - 1
Central Park - Picnic Area	Parks and Recreation	12 - 4
Certificate of Compliance	Community Development	6 - 5
Certificate of Compliance Processing	Public Works	14 - 2
Certificate of Correction Processing	Public Works	14 - 1
Change of Name, Address or Business Type as Shown on Current Certificate	Finance	8 - 1
Chapel Rental	Parks and Recreation	11 - 6
Citation Sign Off	Police	13 - 1
City Flag	Finance	8 - 2
City Plaza Park Gazebo	Parks and Recreation	12 - 4
Cleanout Box Only	Water and Sewer Utilities	16 - 11
Clean-Up Campaign Debris Bag	Public Works	15 - 5

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Alphabetical Listing by Fee

Fee	Section	Page No.
Clearance Letter	Police	13 - 1
Closing Out Sale	Police	13 - 1
Closure of an Onsite Hazardous Waste Treatment System	Fire	9 - 7
Code Enforcement Re-Inspection	Community Development	6 - 8
Collection Agency Fee	Library	10 - 2
Color Photographs	Police	13 - 2
Combination Agreement/Grant Deed for the Same Lot	Public Works	14 - 7
Combustible and Flammable Materials	Fire	9 - 28
Commercial Day Care (E3)	Fire	9 - 30
Commercial/Multi-Family/Industrial Scaled Plan Review and Permit Fee	Community Development	4 - 16
Community Development Department Referrals	Fire	9 - 7
Community Garden Space Membership	Parks and Recreation	12 - 8
Community Recreation Center Room Rental	Parks and Recreation	12 - 1
Compressed Gas Installation	Fire	9 - 8
Concrete Removal/Replace	Public Works	15 - 3
Construction & Demolition	Public Works	15 - 5
Contract Administration	Community Development	6 - 8
Cooking Oil Storage Tanks	Fire	9 - 8
Copy Fee	Citywide	1 - 1
Copies	Public Works	14 - 5
Corrosives	Fire	9 - 28
Cost Analysis for Development	Public Works	14 - 15
Credit Card Convenience Fee	Citywide	1 - 2
Cremation	Parks and Recreation	11 - 1
Crime Analysis Reports	Police	13 - 2
Cryogenic Fluids	Fire	9 - 21
Custom Hourly Rate	Parks and Recreation	11 - 6
Delinquent Payment of Business Certificate Tax	Finance	8 - 1
Delinquent Reconnect	Finance	8 - 3
Delinquent Service Letter	Finance	8 - 2
Design Review/Consultation	Fire	9 - 18
Development Agreement	Community Development	6 - 5
Development Impact Analysis	Water and Sewer Utilities	16 - 9

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Alphabetical Listing by Fee

Fee	Section	Page No.
Development Impact Fees	Community Development	5 - 4
Disinter and Reinter Casket into Same Grave	Parks and Recreation	11 - 2
Disinternment	Parks and Recreation	11 - 2
Dispatch Service Required for Special Events	Police	13 - 2
Distribution Pole Contact	Electric Utility	p
Document Recordation	Public Works	14 - 7
Driving Under the Influence Emergency Response	Police	13 - 2
Duplicate Business Certificate	Finance	8 - 1
Electric Disconnection Fee	Electric Utility	7 - 4
Electric Equipment Relocation	Electric Utility	7 - 5
Electric Reconnection Fee	Electric Utility	7 - 4
Electric Replacement/Reconnection Fee Due to Meter Tampering/Illegal Access	Electric Utility	7 - 4
Electric System Damage	Electric Utility	7 - 3
Electrical Permit	Community Development	4 - 3
Electrical Utility Easement Processing Fee	Electric Utility	7 - 3
Elevator (2-Way) Communication System	Fire	9 - 8
Emergency Alarm Systems	Fire	9 - 8
Emergency Responder Radio Coverage System	Fire	9 - 8
Encroachment Agreement Application	Public Works	14 - 6
Encroachment Permit	Public Works	14 - 3
Encroachment Permit: Field Marking - Sanitary Sewer	Water and Sewer Utilities	16 - 12
Energy Storage Systems	Fire	9 - 9
Engineering Plan Check - Electric	Electric Utility	7 - 4
Engineering Plan Review (Streets)	Public Works	15 - 3
Engineering Referrals	Fire	9 - 9
Environmental Review	Community Development	6 - 4
Environmental Impact Report	Fire	9 - 9
Equiment Rentals	Parks and Recreation	12 - 5
Exhibit and Trade Shows	Fire	9 - 10
Existing Improvements	Public Works	14 - 10
Expedited Plan Review Service	Community Development	4 - 12
Expired Construction Permit	Fire	9 - 32

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Alphabetical Listing by Fee

Fee	Section	Page No.
Facility Rental	Fire	9 - 2
False Alarm Calls	Police	13 - 2
False Alarm Responses	Fire	9 - 32
Fats, Oils, and Grease (FOG)	Water and Sewer Utilities	16 - 12
Fee for Work Commencing Before Permit Issuance	Community Development	4 - 12
Field / Facility Cancellation Fee	Parks and Recreation	12 - 5
Field Fire Hydrant Flow Test	Water and Sewer Utilities	16 - 4
Field Marking - Fiber	Electric Utility	7 - 5
Field Marking - Recycled Water	Water and Sewer Utilities	16 - 8
Field Marking - Water	Water and Sewer Utilities	16 - 7
Field Preparation	Parks and Recreation	12 - 6
Field Sample - Environmental Laboratory Analysis	Fire	9 - 39
Fields and Turf Areas Reservations	Parks and Recreation	12 - 6
Final Map Checking	Public Works	14 - 1
Fingerprinting	Police	13 - 3
Fire Alarm Systems	Fire	9 - 10
Fire Alarm Systems with Pre-Wire Inspection Required	Fire	9 - 10
Fire Flow (Hydraulic Model)	Water and Sewer Utilities	16 - 9
Fire Hydrant	Water and Sewer Utilities	16 - 3
Fire Pump Installation	Fire	9 - 11
Fire Safety Demolition/Construction Plan	Fire	9 - 11
Fire Service	Water and Sewer Utilities	16 - 3
Fire Service Upgrade	Water and Sewer Utilities	16 - 4
Flammable and Combustible Liquids Materials	Fire	9 - 28
Flat Marker	Parks and Recreation	11 - 4
Flood Zone Verification	Community Development	6 - 6
Foundation Repair / Seismic Upgrade	Community Development	4 - 1
General Plan / Advanced Planning Surcharge	Community Development	4 - 2
General Plan Amendment	Community Development	6 - 5
Grading Permit	Community Development	4 - 10
Grading Plan Review	Community Development	4 - 10
Hazardous Material Tool/Equipment Installation	Fire	9 - 12
Hazardous Materials Business Plan	Fire	9 - 38

Alphabetical Listing by Fee

Fee	Section	Page No.
Hazardous Materials Closure Plan	Fire	9 - 12
Hazardous Materials Tool/Equipment Modification	Fire	9 - 12
Hazardous Waste Generator	Fire	9 - 35
High-Piled Combustible Storage	Fire	9 - 12
High-Rise	Fire	9 - 30
High-Rise Fire Protection Water Storage Tank	Fire	9 - 12
High-Rise R-1/R-2	Fire	9 - 30
Highly Toxic Materials	Fire	9 - 28
Historical & Landmarks	Community Development	6 - 7
Hold Harmless Agreement	Water and Sewer Utilities	16 - 9
Hospitals	Fire	9 - 31
Hourly Rate for Miscellaneous Services	Fire	9 - 19
Hourly Rate (Personnel)	Parks and Recreation	11 - 5
Hourly Staff (As-Needed) Assigned to Facility	Parks and Recreation	12 - 5
Hydrant Meter Unreported Consumption Late Fee	Water and Sewer Utilities	16 - 5
ID Card Renewal/Replacement	Police	13 - 3
In-House Planning Rate	Community Development	6 - 8
Industrial/Commercial Facility Stormwater Inspections	Public Works	15 - 1
Inflatable Permit	Parks and Recreation	12 - 5
Insertion Valve Installation	Water and Sewer Utilities	16 - 8
Inscribe Shutters or Grave Markers	Parks and Recreation	11 - 3
Installation of a Flower Vase and Ring on a Niche	Parks and Recreation	11 - 3
Installation of a Monobar, Emblem, Flower Vase, or Ring on a Crypt	Parks and Recreation	11 - 3
Installation of a Niche Plaque	Parks and Recreation	11 - 3
Installation of Grave Marker	Parks and Recreation	11 - 3
Jails	Fire	9 - 31
Jury Fees	Citywide	1 - 2
Knox Box Installation	Fire	9 - 13
Late Filing of Documents/Reports/Information	Fire	9 - 33
Late Payment of CUPA	Fire	9 - 33
Late Payment of Operational Permits	Fire	9 - 33
Late Payment Penalty for Multi-Family Monitoring Fee	Community Development	5 - 5
Licensed Care Facility	Fire	9 - 13

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Alphabetical Listing by Fee

Fee	Section	Page No.
Liquefied Petroleum Gas	Fire	9 - 28
Liquefied Petroleum Gases	Fire	9 - 28
Load Development	Electric Utility	7 - 2
Loan Demand Payoff	Community Development	5 - 1
Lobbying Activities	City Clerk	2 - 1
Lot Line Adjustment Processing	Public Works	14 - 2
Mailed Notices	Community Development	6 - 3
Maintenance Fee	Parks and Recreation	11 - 3
Maps	Community Development	6 - 3
Massage Application / Inspections	Police	13 - 3
Master Plan Fee	Community Development	4 - 12
Mechanical Permit	Community Development	4 - 5
Meter Reading More Than Once Per Month	Finance	8 - 3
Meter Test Deposit	Electric Utility	7 - 3
Methane Venting and Detection Systems	Fire	9 - 13
Microfilm Copies	Fire	9 - 33
Mills Act Application	Community Development	6 - 7
Mills Act Plaques	Community Development	6 - 7
Minor Modifications	Community Development	6 - 2
Minor Residential Combination Permits	Community Development	4 - 1
Miscellaneous CUPA Inspections, CUPA Plan Reviews or CUPA Field Sampling	Fire	9 - 39
Miscellaneous Haz Mat Inspections, Haz Mat Plan Reviews or Haz Mat Field Sampling	Fire	9 - 18
Miscellaneous Inspections or Plan Reviews	Fire	9 - 18
Mission City Memorial Park Interment Rights and Burial Materials	Parks and Recreation	11 - 10
Motor Funeral Escort	Police	13 - 4
Multi-Family Loan Conversion	Community Development	5 - 2
Multi-Family Loan Origination	Community Development	5 - 3
Multi-Family Loan Recapitalization	Community Development	5 - 3
Multi-Family (MF) Loan Subordination Request Review	Community Development	5 - 1
Multi-Family Monitoring	Community Development	5 - 2
Multi-Family Project Refinance	Community Development	5 - 3

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Alphabetical Listing by Fee

Fee	Section	Page No.
Multi-Family Project Restructuring - Transfer of Ownership	Community Development	5 - 3
Multi-Family Transaction Application Review	Community Development	5 - 2
Multi-Story Buildings	Fire	9 - 27
Municipal Services Information	Finance	8 - 3
Neighborhood Conservation Improvement Program (NCIP) Loan Application	Community Development	5 - 1
Neighborhood Parks	Parks and Recreation	12 - 4
No-Fee Parade Permit	City Manager	3 - 1
Non-Exclusive Franchise Hauler Application	Public Works	15 - 5
Non-Historical Referral to Historical and Landmarks Commission	Community Development	6 - 7
Off-Duty Employment	Police	13 - 4
Off-Site Parking	Community Development	6 - 2
On-Demand Mobile Fueling Site Permit	Fire	9 - 13
Onsite Treatment of Hazardous Waste Annual Fee	Fire	9 - 36
Open Burnings	Fire	9 - 13
Operation & Maintenance Inspection of Stormwater Treatment Systems	Public Works	15 - 1
Operational Permits	Fire	9 - 20
Organic Materials	Fire	9 - 28
Organic Peroxides	Fire	9 - 28
Other Inspections and Fees	Community Development	4 - 11
Outside 3rd Party Review (public ROW or easements)	Public Works	14 - 8
Outside 3rd Party Review (survey or mapping)	Public Works	14 - 8
Ovens	Fire	9 - 14
Overhead Lines - New	Electric Utility	7 - 1
Oversize, Overweight Vehicles	Public Works	14 - 12
Outdoor Assembly Event	Fire	9 - 14
Overtime Haz Mat Inspection	Fire	9 - 18
Overtime Inspection	Fire	9 - 18
Overtime Plan Check, Mapping Review	Public Works	14 - 8
Overtime Haz Mat Plan Review	Fire	9 - 19
Overtime Plan Review	Fire	9 - 19
Parcel Map and Record of Survey Checking	Public Works	14 - 1
Park Building Room Rentals	Parks and Recreation	12 - 2
Patrick Henry Drive CFD Formation	Community Development	6 - 9

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Alphabetical Listing by Fee

Fee	Section	Page No.
Patrick Henry Drive Specific Plan Area Impact	Public Works	14 - 12
Pavement Restoration	Public Works	15 - 3
Pawn/Secondhand Dealer	Police	13 - 4
Payment Default	Citywide	1 - 1
Permit Extension	Community Development	4 - 13
Permit Issuance	Community Development	4 - 2
Permit to Final (per trade)	Community Development	4 - 12
Perpetual Care (Endowment)	Parks and Recreation	11 - 7
Phased Permitting/Occupancy Plan	Fire	9 - 14
Phased Plan Review (per each phase)	Community Development	4 - 12
Photo CD's	Police	13 - 5
Photographs	Fire	9 - 33
Photovoltaic	Community Development	4 - 14
Plan Duplication	Community Development	4 - 13
Plan Revision	Fire	9 - 17
Plant Extraction Systems	Fire	9 - 14
Plumbing Permit	Community Development	4 - 7
Police Reports	Police	13 - 5
Pool Demo	Community Development	4 - 14
Portable Hydrant Meter and Deposit	Water and Sewer Utilities	16 - 5
Pre-Application	Community Development	6 - 6
Preparation of Agreement/Easement/Grant Deed	Public Works	14 - 7
Preparation or Peer Review of Technical Report	Community Development	6 - 8
Private Land Drainage Area (PLDA) Program Inspection	Public Works	15 - 2
Private Security	Police	13 - 5
Project Clearance Committee Review	Public Works	14 - 14
Project Clearance Committee/Subcommittee Review	Electric Utility	7 - 5
Project Clearance Committee/Subcommittee Review	Water and Sewer Utilities	16 - 9
Public Entertainment	Police	13 - 5
Public Fireworks Display and Pyrotechnic Special Effects Use	Fire	9 - 14
Public Notification	Community Development	6 - 3
Pyrophoric Materials	Fire	9 - 28
Pyrotechnics Special Effects Proximal to Audience	Fire	9 - 25

Alphabetical Listing by Fee

Fee	Section	Page No.
R-1/R-2 Occupancies	Fire	9 - 30
Racquet Court Reservations	Parks and Recreation	12 - 8
Re-Inspection	Fire	9 - 32
Record Drawings Archiving	Public Works	14 - 6
Recreation Center Auditorium / Senior Center	Parks and Recreation	12 - 1
Recreation Classes	Parks and Recreation	12 - 3
Recreation Course/Class Cancellation, Withdrawal Admin Fee	Parks and Recreation	12 - 3
Recreation Tax (Bedroom)	Public Works	14 - 11
Recycled Hydrant Meter and Deposit	Water and Sewer Utilities	16 - 5
Recycled Water Site Survey Non-Compliance Follow Up	Water and Sewer Utilities	16 - 9
Refrigeration System	Fire	9 - 15
Release of Stored Vehicles	Police	13 - 6
Remove and Dispose of Marker, Marker Frame, Plaque, Vase and Ring	Parks and Recreation	11 - 4
Replacement Fee for Lost Link+ Materials Borrowed from Other Libraries	Library	10 - 1
Replacement Fee for Lost or Damaged Library Card	Library	10 - 1
Replacement Fee for Portable Electronic Devices	Library	10 - 1
Replacement for Library Access Badge and Key	Library	10 - 2
Replacement for Library Materials	Library	10 - 1
Replacement Permit	Community Development	4 - 13
Repo Fee (Repossessed Vehicles)	Police	13 - 6
Residential Development Park Dedication In-Lieu Fees	Parks and Recreation	12 - 9
Residential Fire-Building Plan Review (R-3/R3.1 Occupancies Only)	Fire	9 - 15
Residential Loan Refinance/Subordinations All Programs	Community Development	5 - 1
Residential Parking Permit	Police	13 - 6
Residential Reroof	Community Development	4 - 14
Residential Scaled Plan Review and Permit Fee	Community Development	4 - 15
Resource Fees	Fire	9 - 2
Resubmittal Fee	Fire	9 - 17
Review and Stamp Transfer of Lost Plan Set	Community Development	4 - 13
Review of Agreements and Easements	Public Works	14 - 7
Review of Permit to Enter Agreement onto City Property	Public Works	14 - 7
Review of Right of Entry Agreement onto City Property	Public Works	14 - 7
Rezoning	Community Development	6 - 1

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Alphabetical Listing by Fee

Fee	Section	Page No.
Right-of-Way Landscape Building Permit Plan Review	Public Works	15 - 4
Sanitary Sewer Capacity Model Run	Public Works	14 - 9
Sanitary Sewer Conveyance Fee	Public Works	14 - 9
Sanitary Sewer Outlet Charge	Public Works	14 - 8
Sanitize Crypt	Parks and Recreation	11 - 5
Saturday Service	Parks and Recreation	11 - 6
SB Review	Community Development	6 - 6
School	Fire	9 - 31
Second Response Ordinance	Police	13 - 6
Secondary Fireworks/Pyro Submittal - No Detailed Plan Review Required	Fire	9 - 14
Secondary Pyro Submittal - No Detailed Plan Review Required	Fire	9 - 14
Security Deposit for Survey	Public Works	14 - 2
Senior Citizens Center	Parks and Recreation	12 - 1
Service Disconnection	Electric Utility	7 - 4
Service Fee Customer - Owned Equipment Problem	Electric Utility	7 - 4
Service Reconnection	Electric Utility	7 - 3
Service Removal	Electric Utility	7 - 4
Service Turn-On	Finance	8 - 2
Service Wire Relocation	Electric Utility	7 - 3
Sewer Lateral Cleanout	Water and Sewer Utilities	16 - 11
Sewer Lateral Installation	Water and Sewer Utilities	16 - 11
Sewer Lateral Video Inspection	Water and Sewer Utilities	16 - 11
Shared Mobility Permit and Impound	Public Works	14 - 15
Short Term Rental Permit	Community Development	6 - 7
Short Term Wastewater Discharge Permit	Water and Sewer Utilities	16 - 12
Significant Property Alteration	Community Development	6 - 7
Signs	Community Development	6 - 5
Single or Double Upright Monument Foundation	Parks and Recreation	11 - 4
Single Story Buildings	Fire	9 - 27
Smoke Control System	Fire	9 - 15
Solar Domestic Hot Water System Installation	Water and Sewer Utilities	16 - 13
Solar Domestic Hot Water System Panel Removal and Replacement	Water and Sewer Utilities	16 - 13
Solar Photovoltaic System	Fire	9 - 15

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Alphabetical Listing by Fee

Fee	Section	Page No.
Solar Pool Heating System Installation	Water and Sewer Utilities	16 - 13
Solar Pool Heating System Panel Removal and Replacement	Water and Sewer Utilities	16 - 13
Solicitor/Peddler	Police	13 - 7
Solid Waste Management	Public Works	15 - 5
Special Event Application	Parks and Recreation	12 - 3
Special Event Parking at Parks and Recreation Facilities	Parks and Recreation	12 - 7
Special Event Food or Merchandise Vendor	Parks and Recreation	12 - 7
Specific Plan	Community Development	6 - 9
Standpipe Systems	Fire	9 - 15
State of California Annual Surcharges	Fire	9 - 36
Storage or Refuse Bins on City Street	Public Works	14 - 13
Storage Tanks - Hazardous Materials	Fire	9 - 16
Storm Drain Medallion Fee	Public Works	15 - 2
Storm Drain Outlet Charge	Public Works	14 - 8
Stormwater Management Plan Review	Community Development	6 - 7
Stormwater Management Building and Planning	Public Works	15 - 1
Street Tree Planting	Public Works	15 - 4
Street Tree Removal	Public Works	15 - 4
Subdivision Committee Review	Public Works	14 - 14
Subpoena Fees	Citywide	1 - 1
SVP System Impact Study	Electric Utility	7 - 6
SVP Generation Interconnection Study	Electric Utility	7 - 6
Tasman East Specific Plan Area Impact	Public Works	14 - 12
Taxicab/Pedicab Company	Police	13 - 7
Taxicab/Pedicab Driver	Police	13 - 7
Technology Fee	Citywide	1 - 1
Technology Fee (Building Fees)	Community Development	4 - 2
Temporary Certificate of Occupancy	Community Development	4 - 12
Temporary Connection to Pole	Electric Utility	7 - 2
Temporary Power	Electric Utility	7 - 2
Temporary Sanitary Sewer Discharge	Public Works	14 - 13
Temporary Special Event Structure	Fire	9 - 16
Tent or Air Supported Membrane Structure	Fire	9 - 17

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Alphabetical Listing by Fee

Fee	Section	Page No.
Time Extensions	Community Development	6 - 8
Time of Use Meter Installation	Electric Utility	7 - 5
Tournament	Parks and Recreation	12 - 6
Tow Drivers	Police	13 - 8
Toxic Materials	Fire	9 - 29
Traffic Flow Map	Public Works	14 - 13
Traffic Impact	Public Works	14 - 11
Traffic Sign Fabrication	Public Works	15 - 3
Training	Fire	9 - 1
Transportation Demand Management Fee	Community Development	6 - 9
Tree Removal	Community Development	6 - 8
Underground - Existing	Electric Utility	7 - 1
Underground - New	Electric Utility	7 - 1
Underground and Above Ground Tank Installations	Fire	9 - 16
Underground and Above Ground Tank Modifications	Fire	9 - 16
Underground and Above Ground Tank Removals	Fire	9 - 16
Underground Fire Service Systems	Fire	9 - 17
Underground Hazardous Materials Tank	Fire	9 - 38
Underground Street Light Relocation	Electric Utility	7 - 2
Unstable (Reactive) Materials	Fire	9 - 29
USB Drive for Police Reports	Police	13 - 8
Use Permits	Community Development	6 - 2
Using Library Meeting Room	Library	10 - 2
Utility Billing Splitting or Combining Accounts	Finance	8 - 3
Utility Engineering Plan Review & Inspection	Water and Sewer Utilities	16 - 5
Utility Service Deposit	Finance	8 - 2
Variance	Community Development	6 - 1
Vault Disposal	Parks and Recreation	11 - 5
Verification of Electric Meter Address	Finance	8 - 2
Wastewater Treatment Plant Capacity	Water and Sewer Utilities	16 - 12
Water and Fire Service Tap	Water and Sewer Utilities	16 - 8
Water Efficiency Review	Water and Sewer Utilities	16 - 6
Water Meter and Backflow Preventer	Water and Sewer Utilities	16 - 2

CITY OF SANTA CLARA MUNICIPAL FEE SCHEDULE

Alphabetical Listing by Fee

Fee	Section	Page No.
Water Meter (Device Cost)	Water and Sewer Utilities	16 - 2
Water Meter Test	Water and Sewer Utilities	16 - 5
Water Reactive Materials	Fire	9 - 29
Water Reconnection	Water and Sewer Utilities	16 - 7
Water Service	Water and Sewer Utilities	16 - 1
Water Service Abandonment	Water and Sewer Utilities	16 - 7
Water Service Dual Meter Service	Water and Sewer Utilities	16 - 1
Water Service Relocation	Water and Sewer Utilities	16 - 7
Water Service Upgrade Excluding Device Cost	Water and Sewer Utilities	16 - 10
Water Supply Assessment Preparation	Water and Sewer Utilities	16 - 6
Water Use Deposit	Water and Sewer Utilities	16 - 5
Watershed Map	Public Works	14 - 6
Youth Activity Center Room Rental	Parks and Recreation	12 - 9
Youth Activity Center Gymnasium Rental	Parks and Recreation	12 - 8
Youth & Teen Center Room Rental	Parks and Recreation	12 - 1
Zoning Clearance	Community Development	6 - 1
Zoning Code Text Amendment	Community Development	6 - 1
Zoning Verification	Community Development	6 - 6



Municipal Fee Schedule

Resolution

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RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA ADOPTING THE "CITY OF SANTA CLARA 2026/27 MUNICIPAL FEE SCHEDULE"

WHEREAS, for the previous fiscal year 2025/26 (July 1, 2025 to June 30, 2026) the Santa Clara City Council ("City Council") adopted certain fees by Resolution No. 25-9437 ("2025/26 Fee Schedule");

WHEREAS, the City of Santa Clara ("City") now desires to amend existing fees, eliminate certain fees, and impose new fees as set forth in the "PROPOSED CITY OF SANTA CLARA 2026/27 MUNICIPAL FEE SCHEDULE" ("Fee Schedule") attached to the staff report accompanying this Resolution and incorporated herein by reference;

WHEREAS, unchanged fees will continue to be charged at the rate set forth in the FY 2025/26 Fee Schedule adopted under Resolution 25-9437;

WHEREAS, in compliance with Article XIIIC of the California Constitution and as also detailed in the Fee Schedule, the fees, rates, rental fees, fines, and charges (hereinafter, "Fee" or "Fees") in the Fee Schedule are not taxes and are

(a) fees imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the City;

(b) fees imposed for a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the City;

(c) fees imposed for the reasonable regulatory costs to the City for issuing licenses and permits, performing investigations, inspections, and audits;

(d) fees imposed for entrance to or use of local government property, or the purchase, rental, or lease of local government property;

(e) fines, penalties, or other monetary charges imposed by the City as a result of a

violation of law;

(f) charges imposed as a condition of property development; and/or

(g) assessments and property-related fees imposed in accordance with the provisions of Article XIIID of the California Constitution;

WHEREAS, in adopting the Fee Schedule, the City exercises its powers under (a) Article XI, Section 7 of the California Constitution, (b) Article XIIIC of the California Constitution, (c) Section 50076 of the California Government Code, (d) the Charter of the City of Santa Clara, (e) the Code of the City of Santa Clara, California, and (f) any other applicable laws;

WHEREAS, the City made available the proposed Municipal Fee Schedule for public review and comment ten (10) days prior to the public hearing for the proposed Fees;

WHEREAS, on April 1 and April 8, 2026, the City timely published notice of the public hearing in the *Santa Clara Weekly* in the manner set forth in Government Code Sections 6062a and 66018;

WHEREAS, the City mailed notice of the public hearing to all persons requesting such notice pursuant to Government Code Section 66016; and

WHEREAS, on April 21, 2026, the City Council held a public hearing on the Fees set forth in the Fee Schedule.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. The findings as set forth herein above are hereby adopted by the City Council of Santa Clara.

2. Adoption of Fees, Rates and Charges. The Fees contained in "CITY OF SANTA CLARA 2026/27 MUNICIPAL FEE SCHEDULE" are hereby adopted.

3. Effect of Fees Prior to effective Date of Resolution. This Resolution shall not be construed so as to affect any fee or charge payable or paid under any applicable fee schedule operative prior to the effective date of this Resolution, except to the extent that the Fee Schedule supersedes the 2025/26 Fee Schedule for new fees, amended fees, and deleted fees.

4. Effective date. The Fees set forth in the "CITY OF SANTA CLARA 2026/27 MUNICIPAL FEE SCHEDULE" shall be effective on July 1, 2026.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 21st DAY OF APRIL 2026, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. City of Santa Clara 2026/27 Municipal Fee Schedule

Responses to City Council Questions – April 14, 2026 Study Session

Citywide

1. **Comment/Question:** Is the penny shortage an issue if customers pay electronically?

   Response: The City has seen a number of customers pay fees in cash. To ensure equity between payment methods given the discontinuation of the penny, staff has rounded all fees down to the nearest nickel.

2. **Comment/Question:** Need to ensure City staff are providing a high level of customer service.

   Response: City staff remain dedicated to providing a very high level of customer service to all residents/businesses. The fees included in this schedule are meant to recover the costs of providing these services to allow the City to continue to offer these services.

Community Development

3. **Comment/Question:** Need to understand the impact of costs to develop and expand small businesses in the City.

   Response: The Municipal Fee Schedule lists permitting fees which are based on the cost of city staff review as well as impact fees to utilities. Permitting fees are developed with the support of a fee consultant to be cost recovery with one exception. For the past several years, the City Council has adopted fee reductions for planning applications for single family homes, and those reductions are subsidized by the General Fund.

   If a small business proposes exterior changes, there are Planning permit fees related to minor exterior changes ($915), and permanent sign ($316) or temporary sign permits ($87). Small businesses who make improvements to an existing space take on interior tenant improvements. Cost of city permitting and impact fees can vary for small businesses based on business type, improvements proposed, total square footage, and age of the building. Staff reviewed recent projects to provide a sampling of fee ranges. The following types of small business tenant improvements were reviewed for total city fees paid: salon ($21,604), restaurant ($62,413), and small lab space ($16,075). City fees include the cost of plan reviews by Building, Fire, Public Works, as well as applicable utility impact fees based on the project scope. Notably, of the $62,413 in fees paid by the small business restaurant, approximately $39,000 was for utility impact fees, specifically the sanitary sewer conveyance fee and wastewater treatment plant capacity fee. These utility impact fees were applicable specifically to the restaurant project, since it involved a change in use from retail to restaurant and increased the properties sewer discharge. This project was also permitted ahead of the recent sanitary sewer conveyance fee reduction, which City Council approved. If this restaurant project were to be permitted today, the sanitary sewer conveyance fee for this project would be approximately 25% less. If the small business moved into a space that already occupied a restaurant of the same size, then there would not be sanitary sewer conveyance fees or wastewater treatment plant capacity fees charged.

Responses to City Council Questions – April 14, 2026 Study Session

Staff reached out to other cities in Santa Clara County, and none appear to provide reductions in permitting or impact fees for small businesses. Some cities offered grants to support discrete efforts around façade improvements or provided additional city resources to support small businesses through the permitting process. Staff is further researching other Bay Area cities, such as San Francisco that has a multi-year program to provide fee reductions to small businesses.

More time is requested to analyze small business permitting and impact fees. As mentioned, these fees are set to be cost recovery or based on impact to city utilities, thus any reduction in those fees would require an offset from the General Fund.

Parks and Recreation

4. **Comment/Question:** How will the proposed parking fees at Youth Soccer Park (YSP) and Reed & Grant Park work? Are there compliance issues with Measure R? There was also a comment regarding the need for outreach regarding these fees.

   Response: Parking fees at YSP and Reed & Grant Park are fees that exist within the current fee schedule. The proposed addition would be an expansion of the existing structure to allow for more flexibility to align with market demand. If approved, these fees would only be implemented if the facilities are not in use and there is an event being held at Levi's Stadium. The City remains committed to prioritizing youth usage of the park facilities and will ensure that all youth soccer events at YSP and Reed & Grant will not be impacted by the implementation of these proposed fees. Revenue generated from YSP would be monitored, and staff recommend allocating those revenues to the maintenance and future turf replacement at YSP.

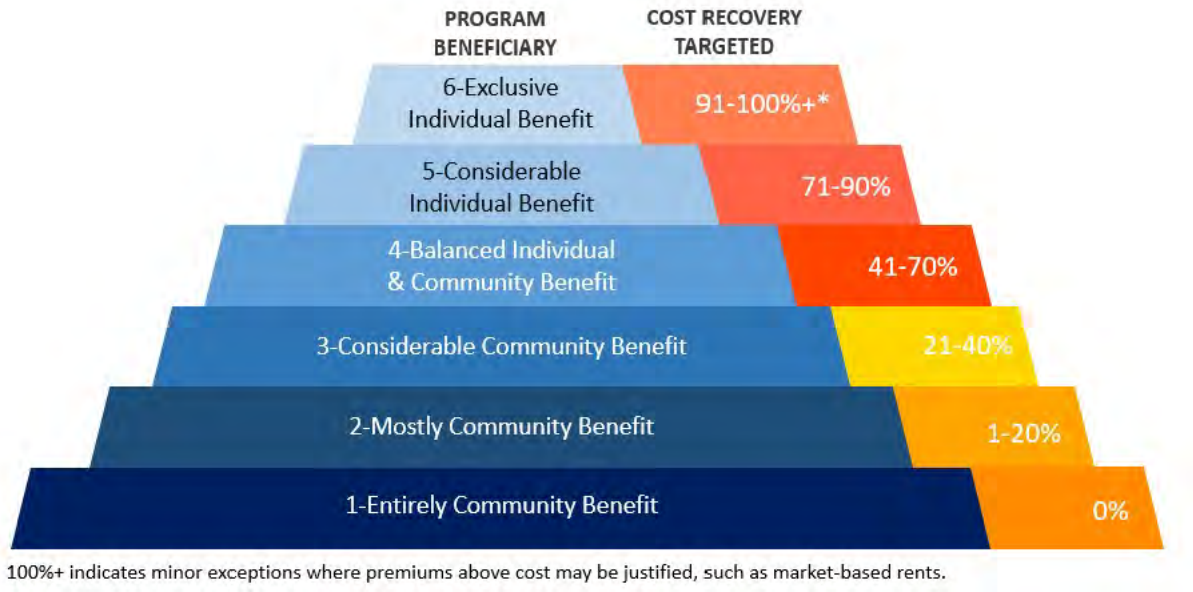
   Staff do not expect any issues in terms of compliance with Measure R as the measure dictates a long-term lease (specifically over 180 days). These fees are anticipated to be used sporadically when the terms allow for these fees to be charged.

5. **Comment/Question:** What is the estimated annual impact of Park fee subsidies to the General Fund?

   Response: It is common practice for local jurisdictions to subsidize Parks and Recreation functions. In the FY 2025/26 fee schedule, Parks and Recreation fees are estimated at $3.73 million, reflecting an approximate cost recovery rate of 13%. This leaves the remaining $25.16 million, or 87%, of the Parks and Recreation Department-related costs subsidized. These are consistent with the Parks and Recreation Cost Recovery Policy adopted by the City Council in FY 2022/23, which identified varying levels of cost recovery depending on the level of public benefit.

Responses to City Council Questions – April 14, 2026 Study Session

Parks and Recreation Cost Recovery Policy



6. **Comment/Question:** Are fee deferrals for parks fees for developers included as part of this Fee Schedule?

   Response: Fee deferrals are not included in this Fee Schedule. Updates to the parkland in-lieu fees are incorporated into the Fee Schedule. These fees are informed by changes to the average per-acre land values and park development costs per capita that are brought forward separately for Council approval (there is an item on the April 21, 2026 Council Agenda establishing these values for use in calculating the parkland in-lieu fees for FY 2026/27).

7. **Comment/Question:** Are deferrals similar to the proposed phase-in of fees?

   Response: No, these items are not related. The proposed phase-in of increases is meant to mitigate the overall impact of significant fee changes. This was an approach that was approved by the City Council in FY 2022/23 for Fire Department fees for Construction and Operational Permits. There are eight phased-in fees, all residing under the Planning Division section of the schedule. These fees include the following:
   - Reviews for Off-Site Parking
   - Temporary Use Permit Application Reviews
   - Architectural Review of Proposed Changes to Approved Projects
   - City Review of EIR / Supplemental EIR
   - Legislative Requirements:
     - AB 52 Tribal Consultation
     - SB 9 Review
     - SB 330 Review

Responses to City Council Questions – April 14, 2026 Study Session

8. **Comment/Question:** What has been the coordination with community on youth sport fees?

   Response: Parks and Recreation Department staff have been in open and continued communication with the community on sports and athletic facility usage. The field and turf reservation fees are not proposed to be changed in this fee schedule. The aquatics facility rental fees are proposed to be updated consistent with the planned adjustments described in the Report to Council 25-1641 (Action to Adopt Definitions for Aquatic Facility Use Categories; Priorities of Aquatics Facility Use; and a Resolution Amending the FY 2025/26 Municipal Fee Schedule) approved by the City Council on December 9, 2025.

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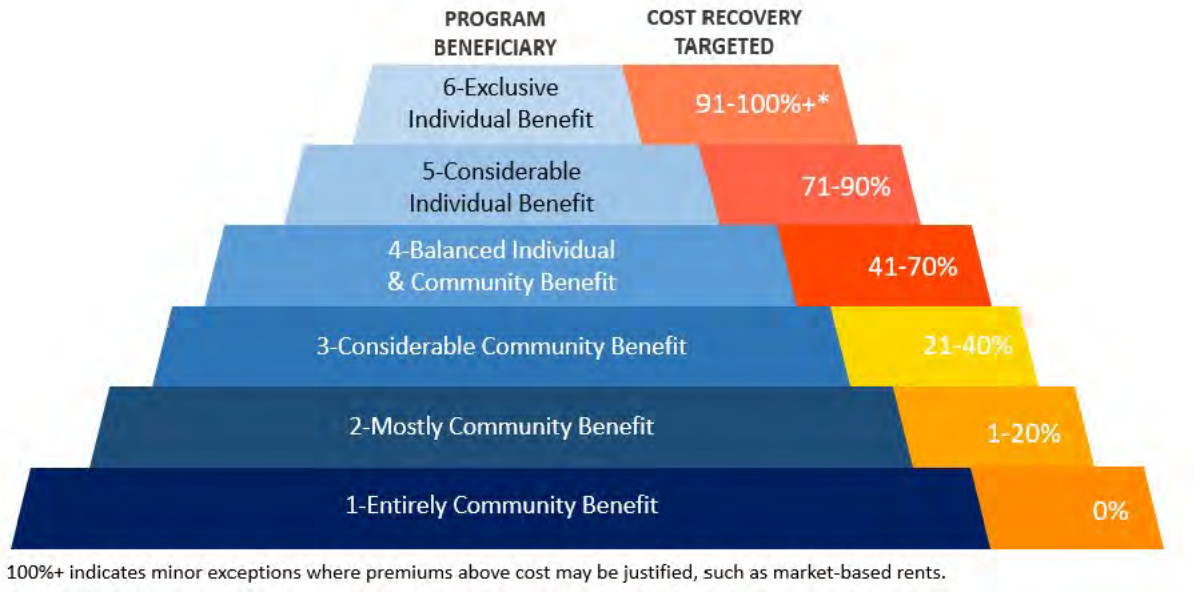
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RESOLUTION NO. _____

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WHEREAS, unchanged fees will continue to be charged at the rate set forth in the FY 2025/26 Fee Schedule adopted under Resolution 25-9437;

WHEREAS, in compliance with Article XIIIC of the California Constitution and as also detailed in the Fee Schedule, the fees, rates, rental fees, fines, and charges (hereinafter, "Fee" or "Fees") in the Fee Schedule are not taxes and are

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violation of law;

(f) charges imposed as a condition of property development; and/or

(g) assessments and property-related fees imposed in accordance with the provisions of Article XIIID of the California Constitution;

WHEREAS, in adopting the Fee Schedule, the City exercises its powers under (a) Article XI, Section 7 of the California Constitution, (b) Article XIIIC of the California Constitution, (c) Section 50076 of the California Government Code, (d) the Charter of the City of Santa Clara, (e) the Code of the City of Santa Clara, California, and (f) any other applicable laws;

WHEREAS, the City made available the proposed Municipal Fee Schedule for public review and comment ten (10) days prior to the public hearing for the proposed Fees;

WHEREAS, on April 1 and April 8, 2026, the City timely published notice of the public hearing in the *Santa Clara Weekly* in the manner set forth in Government Code Sections 6062a and 66018;

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WHEREAS, on April 21, 2026, the City Council held a public hearing on the Fees set forth in the Fee Schedule.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

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2. Adoption of Fees, Rates and Charges. The Fees contained in "CITY OF SANTA CLARA 2026/27 MUNICIPAL FEE SCHEDULE" are hereby adopted.

3. Effect of Fees Prior to effective Date of Resolution. This Resolution shall not be construed so as to affect any fee or charge payable or paid under any applicable fee schedule operative prior to the effective date of this Resolution, except to the extent that the Fee Schedule supersedes the 2025/26 Fee Schedule for new fees, amended fees, and deleted fees.

4. Effective date. The Fees set forth in the "CITY OF SANTA CLARA 2026/27 MUNICIPAL FEE SCHEDULE" shall be effective on July 1, 2026.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 21st DAY OF APRIL 2026, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. City of Santa Clara 2026/27 Municipal Fee Schedule

26-463 Agenda Date: 4/21/2026

SUBJECT

Conference with Labor Negotiators (CC)
Pursuant to Gov. Code § 54957.6

City representatives: Aracely Azevedo, Marco Mercado, Ashley Lancaster, Glen Googins and Su Reuter

Employee Organization(s):
Unclassified Fire Management (Unit #9B)