



CITY OF SAN LEANDRO
 835 East 14th Street · San Leandro, CA 94577
 (510) 577 – 3325 · www.sanleandro.org

DEVELOPMENT FEES
FISCAL YEAR 2021-2022
 Effective July 1, 2021

One Stop Permit Center 510-577-3423

Notice: We are reopening the Permit Center counter service **by appointments only** starting June 15th 2021 from 8:30 am to 2:30 pm, we will accept permit submittal applications and issue permits **Please Note:** For City Hall Phase One Reopening Building staff will still be working in office and also remotely.

Building Front Counter (Appointment Only) Requirements:

- You will need to make an appointment through our online scheduling software Acuity at <https://slpermits.as.me/>, there will be no same day appointments, will be able to cancel or reschedule your appointment on the day of the appointment, but will not be able to reschedule your appointment for that same day. Appointments are scheduled at ½ hour increments.

Please Note: If you do not have an appointment you will not be let into the City Hall or the Permit Center,

Planning Services 510-577-3325

Planning permits may be required for certain development projects and uses. The permit processing fees depend upon the specific zoning approval required and the type of project or construction. Planning fees are based on a fixed fee or direct cost, such as staff time plus overhead. See the *City of San Leandro Planning Permit Fee Schedule 2016-2017* for a list of fees. Planners are available to identify the approvals that may be required for your project. When a Planning permit is required for your project, approval of the Planning permit is required before a Building permit can be issued.

Building and Safety Services 510-577-3405

Building permits are required for most structural improvements. Building permit fees are calculated using a sliding scale, which is based on the construction valuation of each project. The permit technicians receive and review all plans and applications for structural improvements, repairs, demolitions and all new construction. They collect permit fees and issue all of the City of San Leandro’s Building permits.

The following fee schedules have been developed to assist you in estimating the fees for your project. *Building Fees, Electrical Fees, Mechanical Fees, Plumbing Fees, Sign Fees and Miscellaneous Fees.*

Engineering and Transportation 510-577-3428

You may also obtain information about fees and requirements managed by the Engineering and Transportation Department at the One Stop Permit Center. The Park Development Impact Fees, Development Fees for Street Improvements (DFSI) and the Overhead Utility Conversion Fees for Street in Underground Utility District Master Plan are three significant fees that development may trigger. The fees are collected with the Building permit fees. A summary of the fees is provided below.

Traffic Impact Fees-

Development Fees for Street Improvements (DFSI) are established to and are based upon the type of new construction. When the use of a building changes, a **General Traffic Impact Fee** will be assessed if the new use generates more traffic than the former use. Use the table below to calculate the rate.

$$\text{Formula} \quad \left(\frac{\quad}{\text{New rate}} \times \frac{\quad}{\text{Sq. Feet}} \right) - \left(\frac{\quad}{\text{Old rate}} \times \frac{\quad}{\text{Sq. Feet}} \right) = \frac{\quad}{\text{General Fee}}$$

Residential	General residential	\$1,567.56 per unit
	Senior housing	\$782.21 per unit
	Accessory Dwelling Unit	\$782.21 max (No fee when <750 sq. ft.)
Commercial	General office	\$4.35/ gross building square feet
	Medical office	\$6.09/ gross building square feet
Retail	General retail	\$4.87/ gross building square feet
	Personal services	\$2.61/ gross building square feet
Restaurants	Quality restaurants	\$3.49 building square feet
	Others	\$14.10/ building square feet
Financial Services		\$13.05/ gross building square feet
Hotel/Motel		\$1061.79 per room
Industrial	General	\$1.40/ gross building square feet
	Mini-warehouse	\$0.44/ gross building square feet
	Service station	\$11,140.97/ station
Oversigned vehicle, objects, building		Also applicable for Marina/I-880; Davis/Doolittle
Red-tipping driveway		\$65 plus \$6.50/ft. for additional red-tipping > 10'
Public service directional sign		\$65
Other services		Direct Costs (1)

If your project is within xxx of the Marina Blvd/I-880 interchange, you may be assessed the **Marina Blvd./I-880 Interchange Fee**. Similar to the general traffic impact fee, the fee assessed would be the difference, if any, between the current and proposed use. The fee is in addition to the general traffic impact fee as it pays for

Residential	General residential	\$788.46 per unit
	Senior housing	\$266.44 per unit
	Accessory Dwelling Unit	\$266.44 per unit (No fee when <750 sq. ft.)
Commercial	General office	\$1.66/ gross building square feet
	Medical office	\$3.12/ gross building square feet
Retail	General retail	\$1.92/ gross building square feet
	Personal services	\$2.67/ gross building square feet
Restaurants	Quality restaurants	\$3.62/ building square feet
	Others	\$6.16/ building square feet
Financial Services		\$13.72/ gross building square feet
Hotel/Motel		\$706.90 per room
Industrial	General	\$1.03/ gross building square feet
	Mini-warehouse	\$0.23/ gross building square feet
	Service station	\$2,830.86/ station

The Davis St/Doolittle Dr intersection have special traffic impact fees in specific zones of the City.

		Zones (all rates are per square foot)							
		1	2	3	4	5	6	8	
Residential	General residential	\$0.13	\$5.97	\$0.29	\$0.21	\$0.06	\$0.08	\$0.80	
	Senior housing	\$0.06	\$3.39	\$0.15	\$0.11	\$0.04	\$0.04	\$0.44	
Commercial	General office	\$0.22	\$10.04	\$0.51	\$0.35	\$0.10	\$0.14	\$1.34	
	Medical office	\$0.30	\$14.41	\$0.71	\$0.52	\$0.15	\$0.20	\$1.91	
Retail	General retail	\$0.25	\$11.53	\$0.57	\$0.39	\$0.11	\$0.15	\$1.54	
	Personal services	\$0.13	\$6.17	\$0.30	\$0.21	\$0.06	\$0.08	\$0.82	
Financial Services		\$0.67	\$30.88	\$1.53	\$1.09	\$0.33	\$0.42	\$4.11	
Hotel/Motel		\$0.10	\$4.94	\$0.24	\$0.18	\$0.05	\$0.06	\$0.66	
Industrial	General	\$0.06	\$3.29	\$0.15	\$0.11	\$0.04	\$0.04	\$0.42	
	Mini-warehouse	\$0.03	\$1.02	\$0.05	\$0.04	\$0.01	\$0.01	\$0.13	
	Service station	\$0.90	\$41.16	\$2.01	\$1.45	\$0.46	\$0.57	\$5.47	

Park Development Impact Fees

Park Development Impact Fees are required for residential housing development. Per Section 7.13.100 of the San Leandro Administrative Code. The fee establishes..... There is potential (?) credit when park facilities are to be provided "on-site."

	Single-Family	Multi-Family	Special Unit	Accessory Dwelling Unit
Park Land Acquisition	\$17,523.00/unit	\$15,316.00/unit	\$7,659/unit.	\$6,638 <750 Sq.Ft.

Park Improvement Fee	<u>\$ 2,787.00/unit</u>	<u>\$ 2,436.00/unit</u>	<u>\$1,218.00/unit</u>	\$1,055 <750 Sq.Ft.
Total Acquisition & Improvement Fee	\$20,310.00/unit	\$17,752.00/unit	\$8,877.00/unit	\$7,693 <750 Sq.Ft.

Townhomes and other units which share walls are considered
A Special Unit is

Overhead Utility Conversion Fees for Streets in Underground Utility District Master Plan

Residential development – lesser of i) actual estimated costs OR ii) \$1,431.70 per dwelling unit
Non-residential development – Actual/estimated cost or approximately \$358.25/linear foot of frontage

Public Works 510-577-3434

The Public Works Department administers the Uniform Wastewater Discharge Regulations for the City of San Leandro’s Water Pollution Control Plant. Wastewater discharge user and connection fees are based upon the classification of the occupant. Classifications of users include residential, general commercial, industrial, and institutional establishments and non-governmental establishments. Connection fees apply to new or existing fixtures, equipment, processes, or devices that will add wastewater load to the community sewer.

Sanitary Sewer Connection Fees:

Residential:	Single-Family	\$4068.00 each
	Multiple-Family	\$3,394.00 each
	Accessory Dwelling Unit	\$3,394.00 each

The connection fee for converting an existing apartment building to condominium units is \$179.00 per unit.

Non-residential users shall be assessed connection fees based on the estimated average day of peak month discharge according to the unit cost schedule shown below:

Non-Residential:	<u>Parameter</u>	<u>Unit cost</u>
	Volume	\$22.80/ gallons per day
	Biochemical Oxygen Demand	\$973.00/ pounds per day
	Suspended Solids	\$1030.00/ pounds per day

Environmental Services 510-577-3401

There are required permits for Hazardous Material, Hazardous Waste, Underground Storage Tank, Above Ground Storage Tank, Wastewater Pretreatment and Storm Water Programs all administered by the Environmental Services Section of the Public Works Department. As a Certified Unified Program Agency (CUPA), the Environmental Services Section regulates the storage, use, treatment and disposal of hazardous materials and waste. Permits are required for operating, installing, and removing underground and aboveground storage tanks.

Environmental Services is responsible for monitoring and enforcing federal, state and local Clean Water Act regulations as an Environmental Protection Agency approved wastewater pretreatment program. All major contributing industries must apply for a pretreatment or a special discharge permit before discharging into the sanitary system. Staff is available for pre-application meetings and to provide estimates of regulatory program fees, sewer discharge and sewer connection fee estimates.

The Environmental Services Section also monitors and enforces federal, state, and local Clean Water Act regulations as a member agency of the Alameda Countywide Clean Water Program. Under the Storm Water Program, permits are required for certain industrial facilities, outdoor storage and process exposures such as: manufacturing, mining/oil and gas, hazardous waste treatment, landfills, recycling, steam electric power-generating, transportation and wastewater treatment plants. Environmental Services inspectors are available to give you specific fee information for your particular business.

Registration forms, permit applications and additional information is available at: <http://www.sanleandro.org/depts/pw/env/default.asp>

Other Outside Agencies

Plan review and associated fees and charges may be required from other public agencies for your project. Depending upon your specific project, permitting responsibilities may involve more than one jurisdiction. The following is a list of some associated agencies that you may wish to contact for more permit fee information:

Alameda County Department of Environmental Health – Environmental Protection Division

510-567-6700

Food facilities, swimming pools and spas, onsite wastewater systems, solid waste facilities, medical waste facilities, hazardous waste facilities, underground storage tanks and housing units.

Alameda County Community Development Agency (www.acgov.org)

For planning and zoning information in the unincorporated sections of San Leandro: **Planning (510-670-5400); Zoning (510-670-5410)**

Alameda County Public Works Agency

For building information in the unincorporated sections of San Leandro: **Planning - Building Inspection (510-670-5440)**

State Alcoholic Beverage Control (www.abc.ca.gov)

510-622-4970

For businesses that plan to sell or serve alcoholic beverages.

Pacific Gas and Electric www.pge.com (1-877-743-7782 or 510-784-3210)

East Bay Municipal Utility District www.ebmud.com (510-287-1009 or 510-287-1008)

School District Fee Assessments

San Leandro is served by two school districts: San Leandro Unified School District (which serves most of the geographical area of the city) and the San Lorenzo Unified School District (which serves a small portion of the southwest area of the city). Property owners should check with the City to identify the school district within which their property is located in order to determine the appropriate School Development Impact Fee Assessment for new construction. School District fees are assessed on residential and non-residential projects over 500 square feet.

The City of San Leandro collects school district fee assessments for the **San Leandro Unified School District (510-667-3506)** along with the building permit. The fees are as follows:

\$4.06/per residential sq. ft.

\$0.61/per non-residential sq. ft. except rental self-storage

\$0.20/per rental self-storage sq. ft.

San Lorenzo Unified School District (510-317-4641) fees may be paid at the district office located at 15510 Usher Street, San Lorenzo, CA 94580. The fees are as follows:

\$3.79/per residential sq. ft.

\$0.54/per non-residential sq. ft.

\$0.41/per rental self-storage sq. ft.