



CITY OF SAN LEANDRO

Community Development Department · Planning Services

835 East 14th Street · San Leandro, CA 94577

(510) 577 – 3325 · www.sanleandro.org

Hours: Monday, Tuesday & Thursday 8:00 am – 4:00 pm;

Wednesday 8:00 am – 3:00 pm; Friday by appointment only

**DEVELOPMENT FEES
FISCAL YEAR 2016-2017
Effective July 1, 2016**



San Leandro One Stop Permit Center

510-577-3423

To achieve high quality and long-term economic growth, the Community Development Department provides guidance for the physical development of the San Leandro community. Any construction contractor, business, or homeowner is welcome to stop by the One Stop Permit Center to discuss their proposed building plans. You may also visit the One Stop Permit Center or go online at <http://www.sanleandro.org/depts/cd/bldg/bldgpermitplan.asp> to get information about all permits issued by the City of San Leandro.



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. 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 staff at the One Stop Permit Center can calculate projected permit fees from the valuation or scope of work of your project. Permit fee schedules are also available to allow you to estimate your project permit cost.

The building inspectors work with contractors and homeowners to inspect all on-going construction projects; electronically tracking the progress of each project. They work closely with their customers to provide technical assistance and to insure that projects run smoothly and efficiently.



Office of Business Development

510-577-3311

The Office of Business Development provides information and assistance related to business venture opportunities in the City of San Leandro. They can help you to identify potential locations for your facility through community site visits or providing specific information to assist entrepreneurs in the decision-making process. In addition, the Office of Business Development staff works closely with the Planning and Building and Safety Services Divisions in gathering relevant permits information for new or expanding businesses.



Engineering and Transportation

510-577-3428

You may also obtain information about permit fees for 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 for developers to review. The fees are collected with the Building permit fees. Park Development Impact Fees are required for residential housing development. Per Section 7.13.100 of the San Leandro Administrative Code there is potential credit when park facilities are to be provided "on-site." The Engineering and Transportation Department review fees are direct costs, such as staff time plus overhead.



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.



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 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.

Other Service & Impact Fees



Sanitation Services

San Leandro is divided into two different service areas for refuse (garbage) and recycling services. Most northern and western areas of San Leandro are served by Alameda County Industries (ACI). Oro Loma Sanitary District and Waste Management of Alameda County serve Southern areas and parts of Washington Manor.

Alameda County Industries (ACI) www.alamedacountyindustries.com (510-357-7282)

Oro Loma Sanitary District www.oroloma.org (510-276-4700)

Waste Management of Alameda County www.wm.com (510-613-8710)



Utility Services

The following utility services are available in San Leandro:

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

AT&T <http://www.att.com> (925-823-4358)

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



Park Development Impact Fees

	Single-Family	Multi-Family	Special Unit
Park Land Acquisition Fees	\$14,509.42 per unit	\$12,681.94 per unit	\$6,341.61 per unit
Park Improvement Fee	\$ 2,429.02 per unit	\$ 2,123.42 per unit	\$1,061.73 per unit
Total Acquisition and Improvement Fee	\$16,938.44 per unit	\$14,805.36 per unit	\$7,403.34 per unit



Development Fees for Street Improvements (DFSI)

Development Fees for Street Improvements (DFSI) is based upon the type of new construction. The Marina Blvd/I-880 interchange and Davis St/Doolittle Dr intersection have special traffic impact fees in specific zones of the City.

GENERAL

Residential	General residential	\$1,334.84 per unit
	Senior housing	\$666.08 per unit
Commercial	General office	\$3.70/ gross building square feet
	Medical office	\$5.19/ gross building square feet
Retail	General retail	\$4.15/ gross building square feet
	Personal services	\$2.22/ gross building square feet
Restaurants	Quality restaurants	\$2.97 building square feet
	Others	\$12.01/ building square feet
	Financial Services	\$11.11/ gross building square feet
Hotel/Motel		\$904.16 per room
Industrial	General	\$1.19/ gross building square feet
	Mini-warehouse	\$0.37/ gross building square feet
	Service station	\$9,487.00/ station
Oversigned vehicle, objects, building		<i>Also applicable for Marina/I-880; Davis/Doolittle</i>
Red-tipping driveway		\$55 plus \$5.50/ft. for additional red-tipping > 10'
Public service directional sign		\$55
Other services		Direct Costs (1)

MARINA BLVD/ I-880 INTERCHANGE

Residential	General residential	\$671.40 per unit
	Senior housing	\$226.89 per unit
Commercial	General office	\$1.41/ gross building square feet
	Medical office	\$2.66/ gross building square feet
Retail	General retail	\$1.64/ gross building square feet
	Personal services	\$2.27/ gross building square feet
Restaurants	Quality restaurants	\$3.08/ building square feet
	Others	\$5.24/ building square feet
Financial Services		\$11.68/ gross building square feet
Hotel/Motel		\$601.96 per room
Industrial	General	\$0.87/ gross building square feet

	Mini-warehouse	\$0.20/ gross building square feet						
	Service station	\$2,410.60/ station						
DAVIS ST/ DOOLITTLE DR INTERSECTION								
Zones (all rates are per square foot)								
		1	2	3	4	5	6	8
Residential	General residential	\$0.11	\$5.08	\$0.25	\$0.18	\$0.05	\$0.06	\$0.68
	Senior housing	\$0.05	\$2.89	\$0.13	\$0.10	\$0.03	\$0.03	\$0.38
Commercial	General office	\$0.19	\$8.55	\$0.43	\$0.29	\$0.08	\$0.12	\$1.14
	Medical office	\$0.26	\$12.27	\$0.60	\$0.44	\$0.13	\$0.17	\$1.63
Retail	General retail	\$0.22	\$9.82	\$0.48	\$0.33	\$0.10	\$0.13	\$1.31
	Personal services	\$0.11	\$5.25	\$0.26	\$0.18	\$0.05	\$0.06	\$0.70
Restaurants	Quality restaurants							
	Others							
Financial Services		\$0.57	\$26.30	\$1.30	\$0.93	\$0.28	\$0.36	\$3.50
Hotel/Motel		\$0.09	\$4.21	\$0.20	\$0.15	\$0.04	\$0.05	\$0.56
Industrial	General	\$0.05	\$2.80	\$0.13	\$0.10	\$0.03	\$0.03	\$0.36
	Mini-warehouse	\$0.02	\$0.87	\$0.04	\$0.03	\$0.01	\$0.01	\$0.11
	Service station	\$0.76	\$35.05	\$1.71	\$1.24	\$0.39	\$0.48	\$4.66



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/LF



Sanitary Sewer Connection Fees

Residential: Single-Family \$4,219.00 each
Multiple-Family \$3,522.00 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	\$19.52/ gallons per day
Biochemical Oxygen Demand	\$798.22/ pounds per day
Suspended Solids	\$914.87/ pounds per day



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.

Along with Building permit fees; the City of San Leandro collects school district fee assessments for the San Leandro Unified School District. San Lorenzo Unified School District fees may be paid at the district office located at 15510 Usher Street, San Lorenzo, CA 94580.

San Leandro Unified School District (510-667-3506); San Lorenzo Unified School District (510-317-4641)

San Leandro Unified School District	\$3.36/per residential sq. ft. \$0.54/per non-residential sq. ft. except rental self-storage \$0.10/per rental self-storage sq. ft.
San Lorenzo Unified School District	\$3.36/per residential sq. ft. \$0.54/per non-residential sq. ft. \$0.41/per rental self-storage sq. ft.

San Leandro and San Lorenzo fees are collected for residential and non-residential projects over 500 square feet.