



City of San Leandro
835 E 14th St, San Leandro, CA 94577
www.SanLeandro.org

Development Fees
Fiscal Year 2024-2025
Effective July 1, 2024

Development Fees for the 2024-2025 Fiscal Year

Below is a list of Departments and Divisions that charge fees to develop projects in the City of San Leandro.

Please first check if you are in the incorporated part of San Leandro because the unincorporated parts must go to Alameda County for their planning and building permits. To check your property's status, please go to the [Property Lookup Map](#) on www.geosl.org to see if you are in the incorporated part of San Leandro.

After reading the list of possible development fees that could be related to your project, you can contact each department regarding their fees. If you wish to come to City Hall's Permit Center to discuss the fees in person, please make an appointment at SLPermits.As.Me to find an available time in the next 2 weeks.

Planning Division • 510-577-3325 • Planner@SanLeandro.org

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 either a fixed fee or direct cost, such as staff time plus overhead. See the [City of San Leandro Planning Permit Fee Schedule 2022-2023](#) 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. Please email the Planner on Duty at Planner@SanLeandro.org with specific details about your proposal to learn what planning approvals are required.

Building & Safety Division • 510-577-3305 • PermitsByEmail@SanLeandro.org

Building permits are typically required for demolition, alterations, repairs, new construction and 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 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, Plumbing, Electrical, Mechanical, PV, Signs, Demolition, and Miscellaneous Fees](#).

Engineering and Transportation • 510-577-3428 • ETPermits@SanLeandro.org

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 at the time a Building Permit is issued. A summary of the fees is provided below.

Park Development Impact Fees

Park Development Impact Fees are required for residential housing development per Chapter 7.13 of the San Leandro Municipal Code and Chapter 8 of the San Leandro Administrative Code to finance park facilities to offset impacts caused by residential development.

	Single Family	Multi-Family	Special Unit ¹	Accessory Dwelling Unit ² (ADU)
Park Land Acquisition	\$17,670.00 / unit	\$15,444.00 / unit	\$7,723.00 / unit	\$6,693.00, if ≥ 750 Sq. Ft.
Park Improvement Fee	\$3,009.00 / unit	\$2,630.00 / unit	\$1,315.00 / unit	\$1,140.00, if ≥ 750 Sq. Ft.
Total Acquisition & Improvement Fees	\$20,679.00 / unit	\$18,074.00 / unit	\$9,038.00 / unit	\$7,833, if ≥ 750 Sq. Ft.

¹ A Special Unit refers to any dwelling unit that is not a Single-Family unit, Multi-Family unit, or Accessory Dwelling Unit.

² Impact fee for ADUs 750 sq. ft. or larger shall be charged proportionately in relation to the size of the primary dwelling unit, per CA Gov't Code Section 65852.2.

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

The overhead utility conversion fees are collected for development projects that are located within utility undergrounding districts identified in the Underground Utility District Master Plan, in lieu of Developers performing any required undergrounding of overhead utilities themselves.

Residential Development	lesser of i) actual estimated costs OR ii) \$1,774.06 per dwelling unit OR iii) \$443.92/linear foot of frontage
Non-Residential Development	lesser of i) actual estimated cost OR ii) \$443.92/linear foot of frontage

Traffic Impact Fees

Below are the three traffic impact fees the Engineering and Transportation Department collects for any new development, redevelopment and tenant improvements that change the use of an existing structure. The funds collected are used to construct traffic related improvements throughout the City. The general Development Fee for Street Improvements is collected City-wide, while the Marina Boulevard/Interstate 880 Interchange Traffic Impact Fee and the Davis Street/Doolittle Drive Intersection Traffic Impact Fee are all charged on projects within specific areas or zones in the City. To determine whether a project is within the Marina / Interstate 880 Traffic Impact Fee area and/or a Davis-Doolittle Traffic Impact Fee zone, you may visit the [Property Lookup Map](#) on www.geosl.org and select the parcel to view information.

Development Fees for Street Improvements (DFSI)

Residential	General Residential	\$1,711.57 per unit
	Senior Housing	\$854.07 per unit
	Accessory Dwelling Unit (ADU)	\$854.07 per unit (No fee when < 750 sq. ft)
Commercial	General Office	\$4.75 / gross building square feet
	Medical Office	\$6.65 / gross building square feet
Retail	General Retail	\$5.32 / gross building square feet
	Personal Services	\$2.85 / gross building square feet
Restaurants	Quality Restaurants	\$3.81 / gross building square feet
	Others	\$15.40 / gross building square feet
Financial Services		\$14.25 / gross building square feet
Hotel / Motel		\$1,159.34 per room
Industrial	General	\$1.53 / gross building square feet
	Mini-Warehouse	\$0.48 / gross building square feet
	Service Station	\$12,164.51 / station

Marina Boulevard / Interstate 880 Interchange Traffic Impact Fee

Residential	General Residential	\$860.89 per unit
	Senior Housing	\$290.92 per unit
	Accessory Dwelling Unit (ADU)	\$290.92 per unit (No fee when < 750 sq. ft)
Commercial	General Office	\$1.81 / gross building square feet
	Medical Office	\$3.40 / gross building square feet
Retail	General Retail	\$2.10 / gross building square feet
	Personal Services	\$2.91 / gross building square feet
Restaurants	Quality Restaurants	\$3.95 / gross building square feet
	Others	\$6.72 / gross building square feet
Financial Services		\$14.98 / gross building square feet
Hotel / Motel		\$771.85 per room
Industrial	General	\$1.12 / gross building square feet
	Mini-Warehouse	\$0.25 / gross building square feet
	Service Station	\$3,090.94 / station

Davis Street / Doolittle Drive Intersection Traffic Impact Fee

		Zones (all rates are per square foot)							
		1	2	3	4	5	6	7	8
Residential	General Residential	\$0.14	\$6.52	\$0.32	\$0.23	\$0.07	\$0.08	\$	\$0.87
	Senior Housing	\$0.07	\$3.70	\$0.17	\$0.12	\$0.04	\$0.04		\$0.48
Commercial	General Office	\$0.24	10.96	\$0.55	\$0.38	\$0.11	\$0.15		\$1.47
	Medical Office	\$0.33	\$15.74	\$0.77	\$0.57	\$0.17	\$0.22		\$2.08

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Davis Street / Doolittle Drive Intersection Traffic Impact Fee (continued)

		Zones (all rates are per square foot)							
		1	2	3	4	5	6	7	8
Retail	General Retail	\$0.28	\$12.59	\$0.62	\$0.43	\$0.12	\$0.17		\$1.68
	Personal Services	\$0.14	\$6.74	\$0.33	\$0.23	\$0.07	\$0.08		\$0.90
Financial Services		\$0.73	\$33.72	\$1.67	\$1.19	\$0.36	\$0.46		\$4.49
Hotel/ Motel		\$0.11	\$5.40	\$0.26	\$0.19	\$0.06	\$0.07		\$0.72
Industrial	General	\$0.07	\$3.59	\$0.17	\$0.12	\$0.04	\$0.04		\$0.46
	Mini-Warehouse	\$0.03	\$1.12	\$0.06	\$0.04	\$0.01	\$0.01		\$0.14
	Service Station	\$0.98	\$44.94	\$2.19	\$1.59	\$0.50	\$0.62		\$5.98

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	\$4,393.00 each
	Multiple-Family	\$3,366.00 each
	Accessory Dwelling Unit (ADU)	\$3,366.00 each

Non-Residential

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:

<u>Parameter</u>	<u>Unit Cost</u>
Volume	\$24.60 / gallon per day
Biochemical Oxygen Demand	\$1,051.00 / pound per day
Suspended Solids	\$1,112.00 / pound 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 business.

Registration forms, permit applications and additional information is available at: www.sanleandro.org/886/Environmental-Services

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School District Fees

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 [this map](#) or contact 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.

San Leandro Unified School District • www.slusd.us • 510-667-3506

Fees are collected by the City of San Leandro Building Division at the time building permit fees are collected. The fees are as follows:

\$5.17/per residential sq. ft.

\$0.84/per non-residential sq. ft. except rental self-storage

\$0.12/per rental self-storage sq. ft.

San Lorenzo Unified School District • www.slzUSD.org • 510-317-4641

Fees may be paid at the district office located at 15510 Usher Street, San Lorenzo, CA 94580. Please contact their district office for their fee schedule.

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 Environmental Health Department - 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

State Alcoholic Beverage Control • www.acpwa.org • 510-622-4970

For businesses that plan to sell or serve alcoholic beverages.

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

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