

City of San Leandro



Development Impact Fee Annual Report for Fiscal Year 2023-2024

Park Development Impact Fees

PURPOSE:

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.

AMOUNT OF FEE:

	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.

FUND: Park Development Fee Fund 122

FY 2023-24 Receipt and Use:

Beginning Balance:		\$ 5,636,995
Revenue		
New Fees	117,667	
Interest/Gains	209,919	
Total Revenue		327,586
Expenditures:		
Administrative Internal Service Charges	25,065	
% Funded by Fee:	100%	
Origination Year:	On-going	
Planned Completion Year:	On-going	
Total Expenditures:		25,065
Ending Balance:		5,939,516

PROPOSED PROJECTS

62-131 Farrelly Pool Replacement

62-132 Downtown Park Construction

62-133 Chabot Park Playground & Ampitheater

CITY OF SAN LEANDRO
FUND 122 - Park Development Fee
5-YEAR EXPENDITURE LIMIT ANALYSIS
AS OF JUNE 30, 2024

FY	Revenue	Expenditures					Balance
		FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	
FY 2018-19	495,593	495,593					-
FY 2019-20	1,331,361	89,732	17,950	17,950	17,950	25,065	1,162,713
FY 2020-21	176,532						176,532
FY 2021-22	757,148						757,148
FY 2022-23	3,515,537						3,515,537
FY 2023-24	327,586						327,586
		585,325	17,950	17,950	17,950	25,065	5,939,516

Within 5 Year Limit
Over the 5 Year Limit

Traffic Impact Fees

PURPOSE:

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.

AMOUNT OF FEE:

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

FUND: Development Fees for Street/Traffic Improvements (DFSI) Fund 120

FY 2023-24 Receipt and Use:

Beginning Balance:		\$ 1,752,765
Revenue		
New Fees		43,368
Interest/Gains		69,386
Total Revenue		<u>112,754</u>
Expenditures:		
Neighborhood Traffic Calming		16,410
% Funded by Fee:	100%	
Origination Year:	2003	
Planned Completion Year:	2023	
Advanced Planning		470
% Funded by Fee:	100%	
Origination Year:	2009	
Planned Completion Year:	2023	
Adaptive Traffic Control Signal System Upgrade		256,694
% Funded by Fee:	78%	
Origination Year:	2021	
Planned Completion Year:	2025	
Administrative Internal Service Charges		16,101
% Funded by Fee:	100%	
Origination Year:	On-going	
Planned Completion Year:	On-going	
Wicks Blvd/Manor Blvd Signal Upgrade		3,439
% Funded by Fee:	9%	
Origination Year:	2018	
Planned Completion Year:	2024	

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Davis St At Carpentier St Ped Signal	9,462
% Funded by Fee:	40%
Origination Year:	2021
Planned Completion Year:	2023
 Neighborhood Traffic Calming 20-21	 20,751
% Funded by Fee:	100%
Origination Year:	2021
Planned Completion Year:	On-going
 Neighborhood Traffic Calming Prog 2021-22	 24,813
% Funded by Fee:	100%
Origination Year:	2022
Planned Completion Year:	On-going
 Neighborhood Traffic Calming Prog 2022-23	 11,335
% Funded by Fee:	100%
Origination Year:	2023
Planned Completion Year:	On-going
 Total Expenditures:	<hr/> 359,475
 Ending Balance:	<hr/> 1,506,044

CITY OF SAN LEANDRO
FUND 120 - Development Fees for Street/Traffic Improvement (DFSI)
5-YEAR EXPENDITURE LIMIT ANALYSIS
AS OF JUNE 30, 2024

FY	Revenue	Expenditures					Balance
		FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	
FY 2013-14 bal	22,840	22,840					-
FY 2014-15	319,397	57,230	96,948	165,219			-
FY 2015-16	52,410			52,410			-
FY 2016-17	651,216			112,887	130,133	359,475	48,721
FY 2017-18	483,782						483,782
FY 2018-19	172,807						172,807
FY 2019-20	361,943						361,943
FY 2020-21	52,285						52,285
FY 2021-22	(19,774)			(19,774)			-
FY 2022-23	273,752						273,752
FY 2023-24	112,754						112,754
		80,070	96,948	310,742	130,133	359,475	1,506,044
<div style="display: flex; justify-content: space-between; margin-top: 10px;"> Within 5 Year Limit Over the 5 Year Limit </div>							