

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

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:	On-going	
Planned Completion Year:	On-going	
Advanced Planning		470
% Funded by Fee:	100%	
Origination Year:	On-going	
Planned Completion Year:	On-going	
Adaptive Traffic Control Signal System Upgrade		256,694
% Funded by Fee:	100%	
Origination Year:	FY16	
Planned Completion Year:	TBD	
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:	100%	
Origination Year:	FY21	
Planned Completion Year:	TBD	

Davis St At Carpentier St Ped Signal	9,462
% Funded by Fee:	100%
Origination Year:	FY21
Planned Completion Year:	TBD
Neighborhood Traffic Calming 20-21	20,751
% Funded by Fee:	100%
Origination Year:	FY21
Planned Completion Year:	TBD
Neighborhood Traffic Calming Prog 2021-22	24,813
% Funded by Fee:	100%
Origination Year:	FY22
Planned Completion Year:	TBD
Neighborhood Traffic Calming Prog 2022-23	11,335
% Funded by Fee:	100%
Origination Year:	FY23
Planned Completion Year:	TBD
Total Expenditures:	359,475
Ending Balance:	1,506,044