

Current, Full Cost, and Recommended Fee Levels

Attachment 2

Citywide Transportation Impact Fees (Includes E 101 and Bike/Ped Fees)

Impact Fee Category	Current Fee	Full Cost Fee	Studied (Y/N)
Single Family	\$243	\$27,377	Y
Multi-Family	\$170	\$15,776	Y
Commercial/Retail - Per Sq Ft	\$25.42	\$32.93	Y
Office / R&D - Per Sq Ft	\$6.14	\$31.47	Y
Industrial - Per Sq Ft	\$0.12	\$16.39	Y
Hotel - Per Sq Ft	\$3.05	\$46.64	Y

Staff Recommended Fee	Surplus / (Deficit)	Cost Recovery %
\$6,721.37	(\$20,655)	25%
\$3,873.30	(\$11,903)	25%
\$25.42	(\$7.51)	77%
\$29.15	(\$2.32)	93%
\$13.15	(\$3.24)	80%
\$3.50	(\$43.14)	8%

Childcare Impact Fees

Impact Fee Category	Current Fee	Full Cost Fee	Studied (Y/N)
Low Density - Per Unit	\$1,979	\$5,748	Y
Medium Density - Per Unit	\$1,858	\$5,034	Y
High Density - Per Unit	\$1,851	\$4,285	Y
Commercial/Retail - Per Sq Ft	\$0.68	\$0.82	Y
Office/R&D - Per Sq Ft	\$0.57	\$1.49	Y
Industrial - Per Sq Ft	\$0.54	\$0.50	Y
Hotel - Per Sq Ft	\$0.18	\$0.32	Y

Staff Recommended Fee	Surplus / (Deficit)	Cost Recovery %
\$3,463.48	(\$2,284)	60%
\$3,033.16	(\$2,000)	60%
\$2,582.20	(\$1,703)	60%
\$0.68	(\$0.14)	83%
\$1.26	(\$0.23)	85%
\$0.50	\$0.00	100%
\$0.25	(\$0.07)	78%

Current, Full Cost, and Recommended Fee Levels

Library Impact Fees			
Impact Fee Category	Current Fee	Full Cost Fee	Studied (Y/N)
Low Density - Per Unit	\$0	\$1,691	Y
Medium Density - Per Unit	\$0	\$1,480	Y
High Density - Per Unit	\$0	\$1,260	Y
Commercial/Retail - Per Sq Ft	\$0.00	\$0.07	Y
Office/R&D - Per Sq Ft	\$0.00	\$0.12	Y
Industrial - Per Sq Ft	\$0.00	\$0.04	Y
Hotel - Per Sq Ft	\$0.00	\$0.03	Y

Staff Recommended Fee	Surplus / (Deficit)	Cost Recovery %
\$693.28	(\$998)	41%
\$606.87	(\$873)	41%
\$516.44	(\$743)	41%
\$0.07	\$0.00	100%
\$0.12	(\$0.00)	97%
\$0.04	\$0.00	95%
\$0.03	\$0.00	108%

Public Safety Impact Fees			
Impact Fee Category	Current Fee	Full Cost Fee	Studied (Y/N)
Low Density - Per Unit	\$1,285	\$1,758	Y
Medium Density - Per Unit	\$810	\$1,539	Y
High Density - Per Unit	\$563	\$1,310	Y
Commercial/Retail - Per Sq Ft	\$0.44	\$0.66	Y
Office/R&D - Per Sq Ft	\$0.44	\$1.20	Y
Industrial - Per Sq Ft	\$0.18	\$0.40	Y
Hotel - Per Sq Ft	\$0.42	\$0.26	Y

Staff Recommended Fee	Surplus / (Deficit)	Cost Recovery %
\$1,387	(\$372)	79%
\$1,214	(\$325)	79%
\$1,033	(\$277)	79%
\$0.44	(\$0.22)	66%
\$1.10	(\$0.10)	92%
\$0.40	\$0.00	100%
\$0.26	\$0.00	100%

Parks and Recreation Impact Fees			
Impact Fee Category	Current Fee	Full Cost Fee	Studied (Y/N)
Single-Family Home - Per Unit	\$29,824	\$41,606	N
2-4 Units	\$25,857	\$35,938	N
5-19 Units	\$22,058	\$30,511	N
20-49 Units	\$17,921	\$24,602	N
50+ Units	\$15,726	\$21,466	N
Mobile Home	\$23,071	\$31,958	N
Commercial/Retail - Per Sq Ft	\$3.58	\$5.03	N
Office/R&D - Per Sq Ft	\$2.77	\$4.46	N
Industrial - Per Sq Ft*	\$1.95	\$2.11	N
Hotel - Per Sq Ft*	\$3.17	\$4.78	N

Staff Recommended Fee	Surplus / (Deficit)	Cost Recovery %
\$30,481	(\$11,125)	73%
\$26,328	(\$9,610)	73%
\$22,352	(\$8,159)	73%
\$18,023	(\$6,579)	73%
\$15,726	(\$5,740)	73%
\$23,071	(\$8,887)	72%
\$3.58	(\$1.45)	71%
\$4.46	(\$0.00)	100%
\$2.00	(\$0.11)	95%
\$3.17	(\$1.61)	66%

\*A \$700 administrative fee is also added to the final fee amount.

Current, Full Cost, and Recommended Fee Levels

Sewer Capacity Impact Fees

Impact Fee Category	Current Fee	Full Cost Fee	Studied (Y/N)
Low Density - Per Unit	\$4,786	\$4,786	N
Medium Density - Per Unit	\$3,637	\$3,637	N
High Density - Per Unit	\$3,637	\$3,637	N
Commercial/Retail - Per Sq Ft	\$1.29	\$1.29	N
Office/R&D - Per Sq Ft	\$1.29	\$1.29	N
Industrial - Per Sq Ft	\$1.29	\$1.29	N
Hotel - Per Sq Ft	\$1.91	\$1.91	N

Staff Recommended Fee	Surplus / (Deficit)	Cost Recovery %
\$4,786	\$0	100%
\$3,637	\$0	100%
\$3,637	\$0	100%
\$1.29	\$0.00	100%
\$1.29	\$0.00	100%
\$1.29	\$0.00	100%
\$1.91	\$0.00	100%

Commercial Linkage Fee

Impact Fee Category	Current Fee	Full Cost Fee	Studied (Y/N)
Retail - Per Sq Ft	\$2.50	\$227.00	N
Office/R&D - Per Sq Ft	\$15.00	\$185.00	N
Hotel - Per Sq Ft	\$5.00	\$127.00	N

Staff Recommended Fee	Surplus / (Deficit)	Cost Recovery %
\$2.50	(\$225)	1%
\$15.00	(\$170)	8%
\$5.00	(\$122)	4%

Research & Development Prototype

Comparison Jurisdictions

Sq. ft. 150,000

\*\*\* Note that school fees are not included in this analysis because of difficulty with making apples to apples comparisons.

Jurisdiction	General Govt	Housing	Library	Childcare	Park	Communit y Center	Public Safety	Transporta tion	Utilities	Total	Cost / Sq. Ft.	Avg Rent / SF
Palo Alto	\$152,400	\$5,479,500	\$42,600		\$792,150	\$44,700	\$120,900	\$1,360,335		\$7,992,585	\$53.28	\$6.05
San Bruno	\$139,500	\$1,965,000				\$1,294,500	\$87,000	\$1,042,500	\$258,000	\$4,786,500	\$31.91	\$5.25
San Mateo		\$4,048,500		\$162,000				\$655,500	\$37,500	\$4,903,500	\$32.69	\$5.17
San Francisco				\$292,500				\$3,804,000	\$2,550,524	\$6,647,024	\$44.31	\$7.00
Redwood City		\$3,000,000						\$256,500	\$3,275,550	\$6,532,050	\$43.55	\$6.67
Mountain View		\$4,237,500						\$3,630,000	\$1,216,500	\$9,084,000	\$60.56	\$3.96
Averages	\$103,950	\$3,746,100	\$42,600	\$227,250	\$792,150	\$669,600	\$103,950	\$1,791,473	\$1,467,615	\$6,657,610	\$44.38	\$5.68
SSF - Recommended		\$2,250,000	\$18,000	\$189,000	\$669,000		\$165,000	\$4,372,500	\$496,500	\$8,160,000	\$54.40	\$5.50

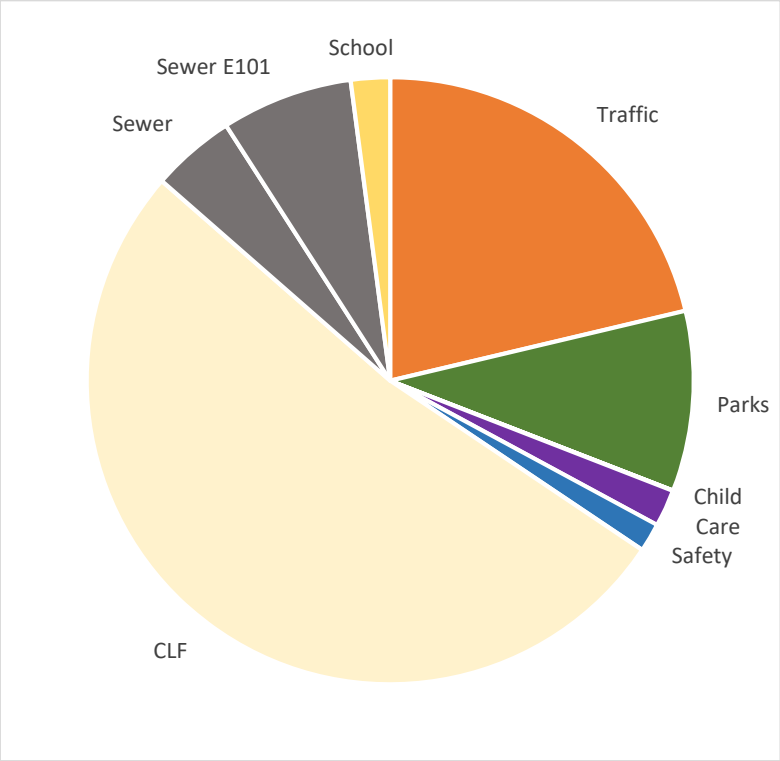
Research & Development

150,000 square foot development

Commercial fees charged on a per square foot basis

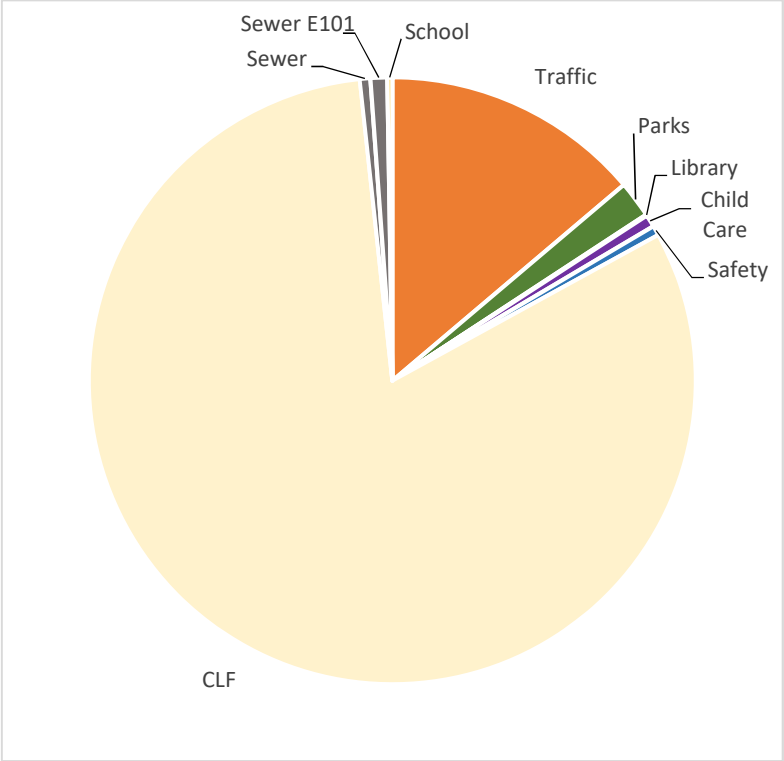
EXISTING

Total	\$	4,324,500
Per EDU	\$	4,324.50
Per SF	\$	28.83



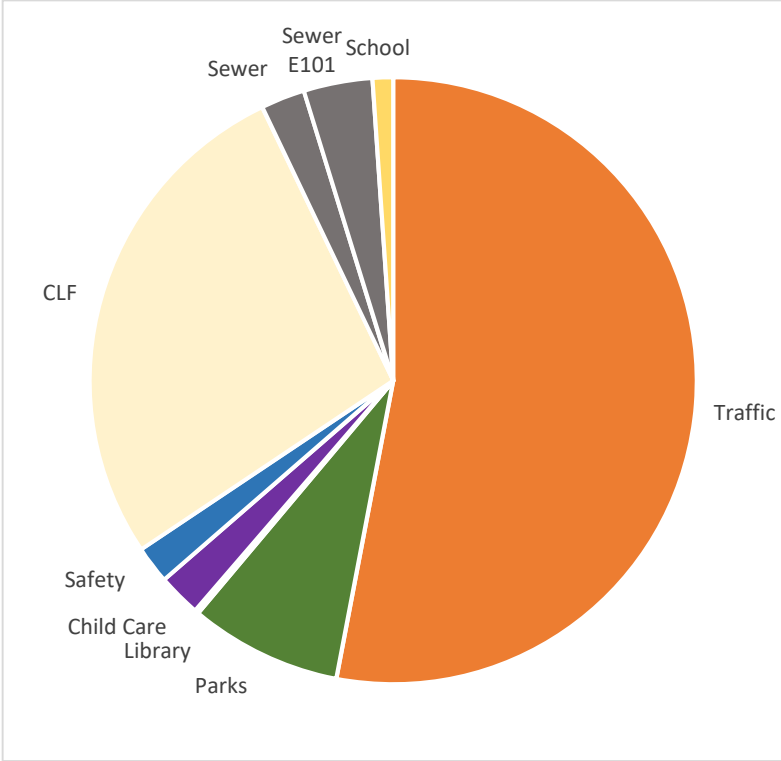
MAX ALLOWED

Total	\$	34,148,246
Per EDU	\$	34,148.25
Per SF	\$	227.65



RECOMMENDED

Total	\$	8,250,000
Per EDU	\$	8,250
Per SF	\$	55.00



	Existing		Max		Evaluate Using Max Feasible	
					% of Total	Proposed
Traffic	\$	6.14	\$	31.47	53%	\$ 29.15
Parks	\$	2.77	\$	4.46	8%	\$ 4.46
Library	\$	-	\$	0.12	0%	\$ 0.12
Child Care	\$	0.57	\$	1.49	2%	\$ 1.26
Safety	\$	0.44	\$	1.20	2%	\$ 1.10
CLF	\$	15.00	\$	185.00	27%	\$ 15.00
Sewer	\$	1.29	\$	1.29	2%	\$ 1.29
Sewer E101	\$	2.02	\$	2.02	4%	\$ 2.02
School	\$	0.60	\$	0.60	1%	\$ 0.60
Total/SF	\$	28.83	\$	227.65	100%	\$ 55.00
% Increase					91%	

Residential Prototype  
Comparison Jurisdictions

# of Units 180  
Sq. Ft. / Unit 1,000  
Sq. ft. 180,000

\*\*\* Note that school fees are not included in this analysis because of difficulty with making apples to apples comparisons.

Jurisdiction	Housing	Library	Parks	Childcare	Public Safety	Transport	Utilities	Total	Cost / Unit	Avg Rent 1-Bdrm
San Mateo			\$3,504,600			\$526,028	\$450,720	\$4,481,348	\$24,896	\$2,660
Redwood City	\$3,600,000		\$2,003,029			\$178,560	\$429,084	\$6,210,673	\$34,504	\$2,850
Dublin			\$2,948,040		\$37,260	\$948,690		\$3,933,990	\$21,856	\$2,420
Emeryville	\$5,253,300		\$717,120				\$309,600	\$6,280,020	\$34,889	\$2,490
Sunnyvale	\$3,600,000					\$372,240		\$3,972,240	\$22,068	\$2,560
Averages	\$4,151,100	N/A	\$2,293,197	N/A	\$37,260	\$506,380	\$396,468	\$4,975,654	\$27,642.52	\$2,596
SSF - Recommended		\$92,959	\$2,830,680	\$464,796	\$185,918	\$697,194	\$654,660	\$4,926,208	\$27,368	\$2,470

Residential

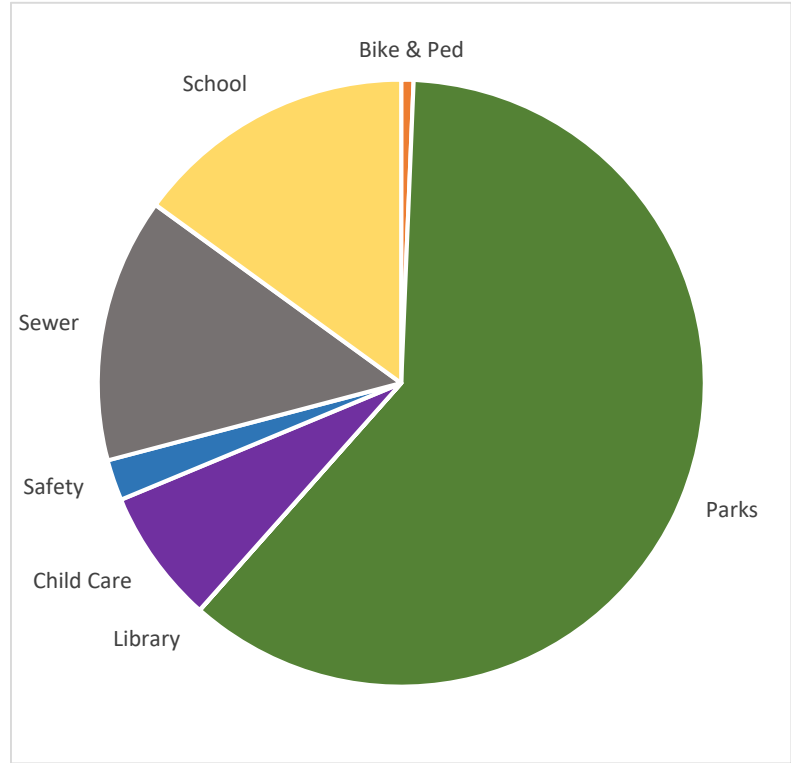
180-unit prototype rental development

Residential fees charged on a per-unit basis

EXISTING

Total \$ 4,648,045

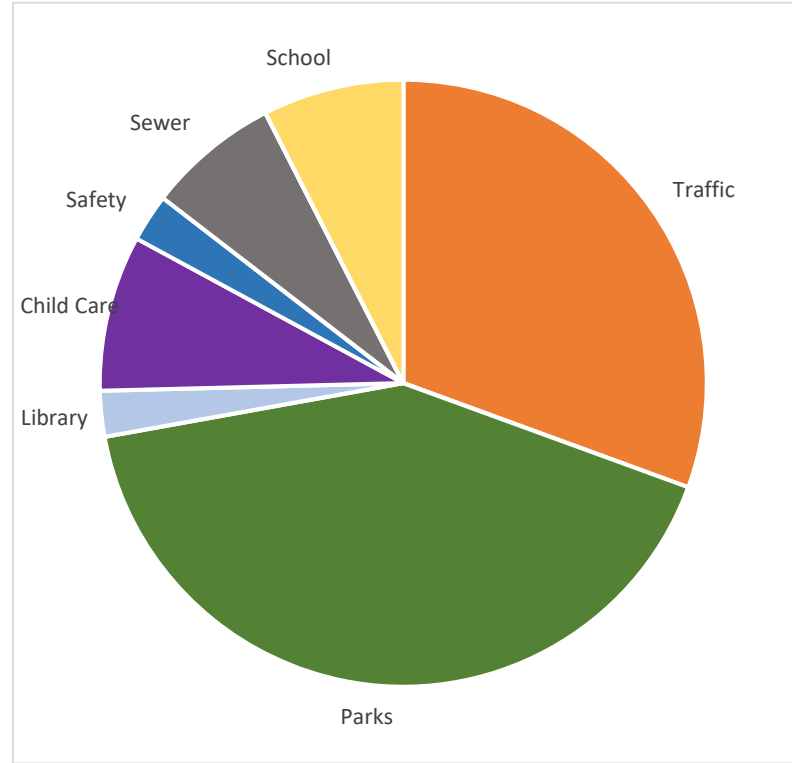
Per Unit \$ 25,822



MAXIMUM ALLOWED

Total \$ 9,289,617

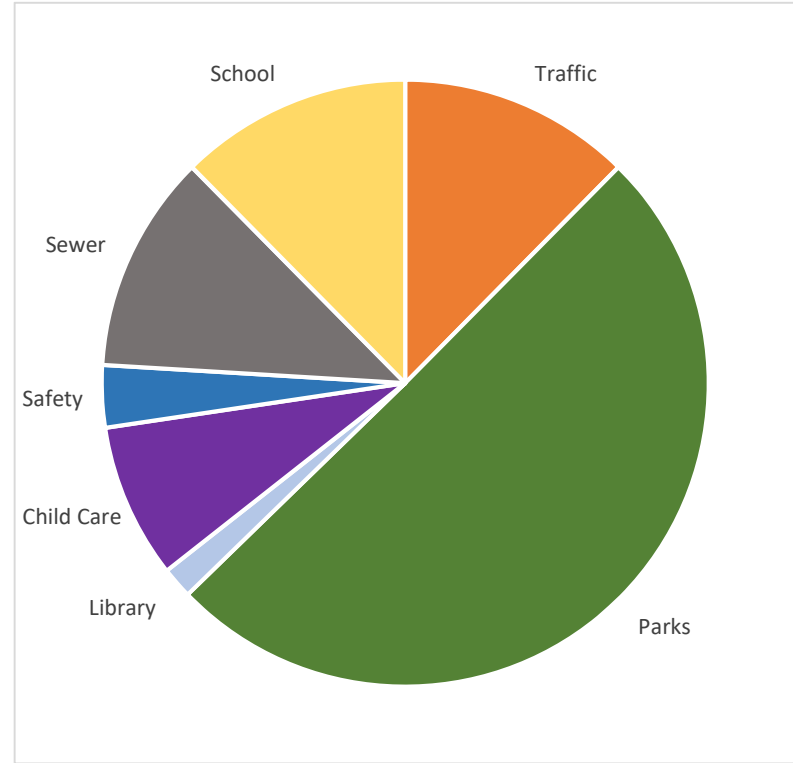
Per Unit \$ 51,609



RECOMMENDED

Total \$ 5,623,708

Per Unit \$ 31,243



	Existing		Max		Evaluate in Line w/ Peers	
					% of Total	Proposed
Traffic	\$	170	\$	15,776	12%	\$ 3,873
Parks	\$	15,726	\$	21,466	50%	\$ 15,726
Library	\$	-	\$	1,260	2%	\$ 516
Child Care	\$	1,851	\$	4,285	8%	\$ 2,582
Safety	\$	563	\$	1,310	3%	\$ 1,033
Sewer	\$	3,637	\$	3,637	12%	\$ 3,637
School	\$	3,875	\$	3,875	12%	\$ 3,875
Total/Unit	\$	25,822	\$	51,609	100%	\$ 31,243
% Increase					21%	

Hotel Prototype  
Comparison Jurisdictions

# of Rooms 120  
Sq. Ft. / Room 500  
Sq. ft. \$60,000

\*\*\* Note that school fees are not included in this analysis because of difficulty with making apples to apples comparisons.

Jurisdiction	General Govt	Housing	Library	Childcare	Park	Community Center	Public Safety	Transportation	Utilities	Total	Cost / Room	Cost / Sq. Ft.
San Bruno	\$18,240	\$786,000				\$169,560	\$11,400	\$183,240	\$146,760	\$1,315,200	\$10,960	\$21.92
San Mateo		\$647,400		\$64,800				\$262,200	\$300,480	\$1,274,880	\$10,624	\$21.25
Redwood City		\$300,000						\$113,400	\$28,800	\$442,200	\$3,685	\$7.37
Dublin					\$179,520		\$4,800	\$219,330		\$403,650	\$3,364	\$6.73
Emeryville		\$265,800			\$66,600			\$139,680		\$472,080	\$3,934	\$7.87
Sunnyvale		\$540,000						\$349,860		\$889,860	\$7,416	\$14.83
Burlingame	\$38,400		\$28,680		\$7,080		\$21,000	\$108,600	\$26,520	\$230,280	\$1,919	\$3.84
Mountain View		\$143,700						\$258,600	\$599,280	\$1,001,580	\$8,347	\$16.69
Avg Impact Fee	\$12,400	\$447,150	\$28,680	\$64,800	\$84,400	\$169,560	\$12,400	\$204,364	\$220,368	\$753,716	\$6,281	\$12.56
SSF - Recommended		\$300,000	\$1,710	\$15,000	\$190,200		\$300,000	\$0	\$235,800	\$1,042,710	\$8,689	\$17.38

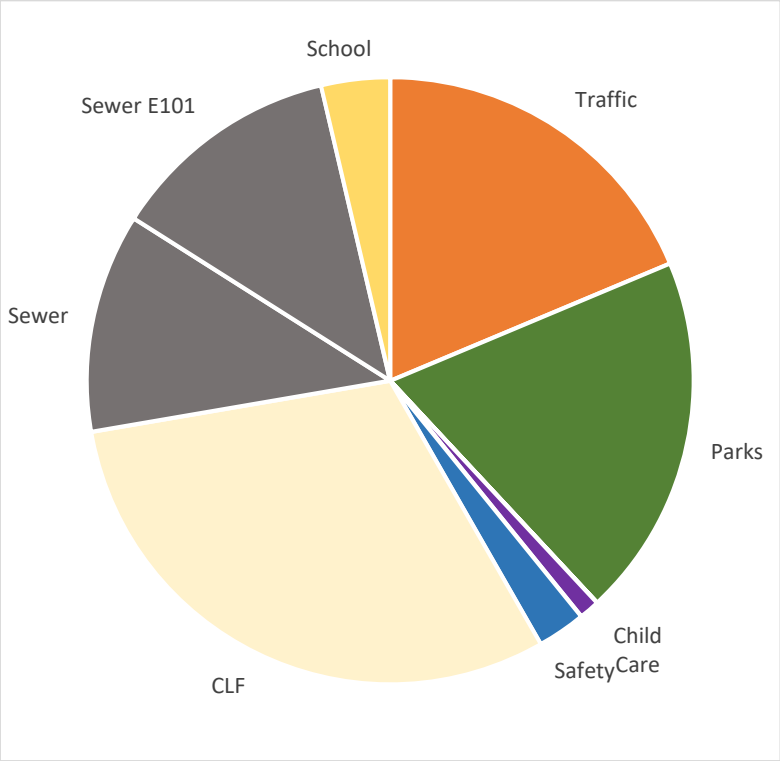


Hotel

120-room, 60,000 SF development  
Commercial fees charged on a per square foot basis

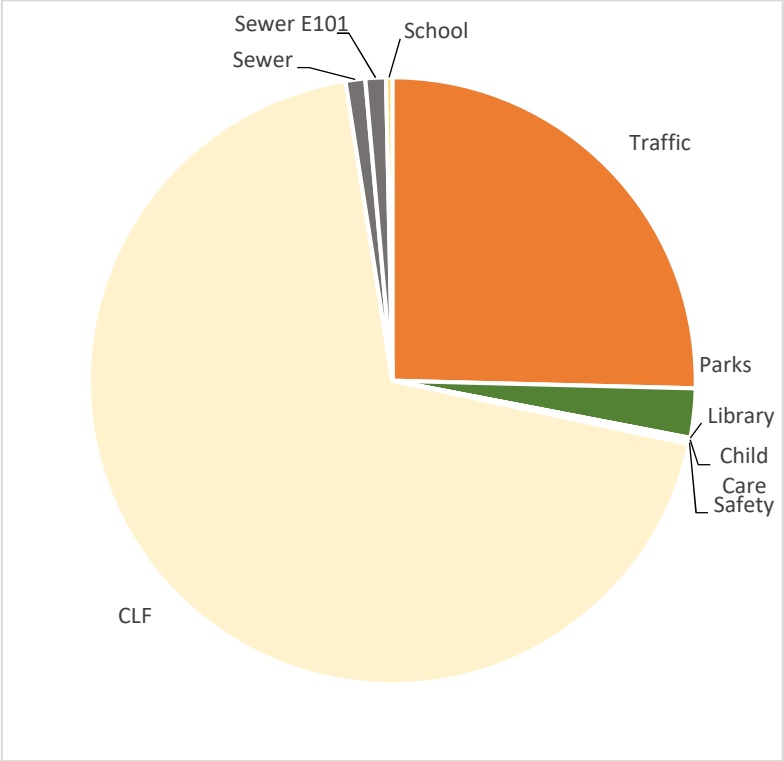
EXISTING

Total	\$	2,453,169
Per Room	\$	20,443.08
Per SF	\$	16.35



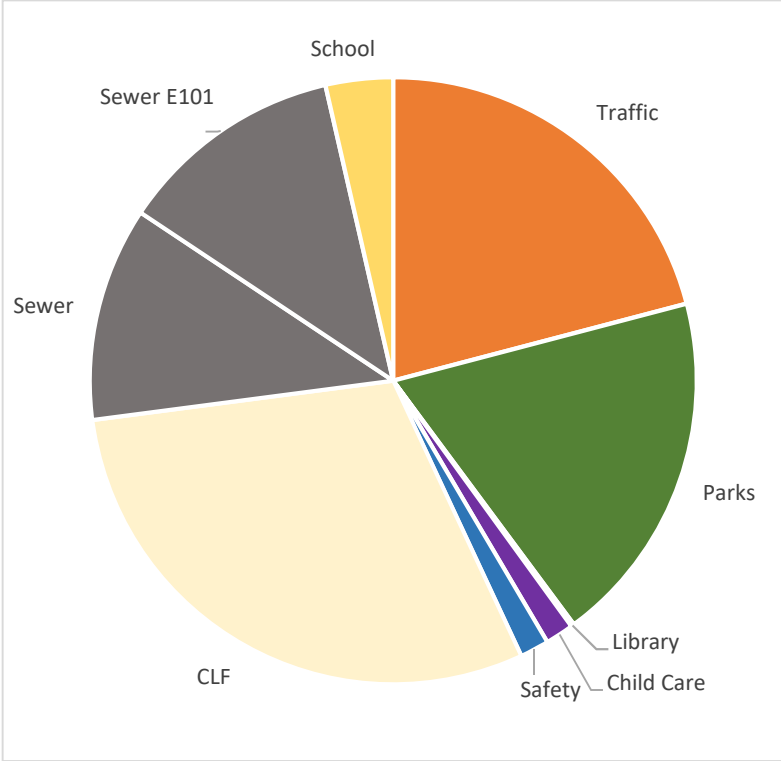
MAX ALLOWED

Total	\$	27,534,098
Per Room	\$	229,450.82
Per SF	\$	183.56



RECOMMENDED

Total	\$	2,510,775
Per Room	\$	20,923.13
Per SF	\$	16.74



	Existing		Max		Evaluate in Line w/ Peers	
					% of Total	Proposed
Traffic	\$	3.05	\$	46.64	21%	\$ 3.50
Parks	\$	3.17	\$	4.78	19%	\$ 3.17
Library	\$	-	\$	0.03	0%	\$ 0.03
Child Care	\$	0.18	\$	0.32	1%	\$ 0.25
Safety	\$	0.42	\$	0.26	2%	\$ 0.26
CLF	\$	5.00	\$	127.00	30%	\$ 5.00
Sewer	\$	1.91	\$	1.91	11%	\$ 1.91
Sewer E101	\$	2.02	\$	2.02	12%	\$ 2.02
School	\$	0.60	\$	0.60	4%	\$ 0.60
Total/SF	\$	16.35	\$	183.56	100%	\$ 16.74
% Increase					2%	

Industrial Prototype  
Comparison Jurisdictions  
Sq. ft. 60,000

\*\*\* Note that school fees are not included in this analysis because of difficulty with making apples to apples comparisons.

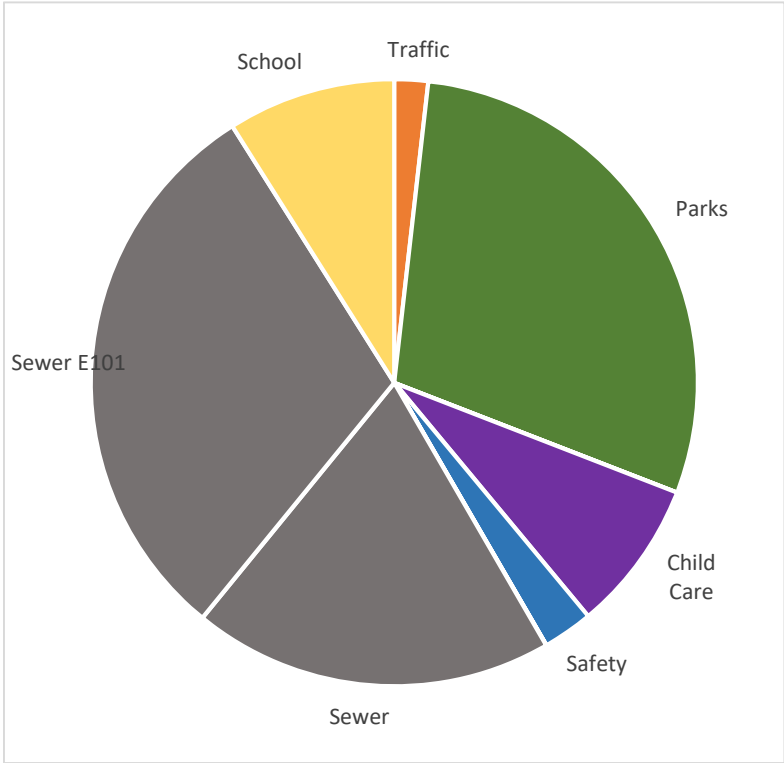
Jurisdiction	General Govt	Housing	Library	Childcare	Park	Communit y Center	Public Safety	Transporta tion	Utilities	Total	Cost / Sq. Ft.
Palo Alto	\$15,060	\$1,275,600	\$17,040		\$316,860	\$17,880	\$12,000	\$283,896		\$1,938,336	\$32.31
San Bruno	\$22,200	\$786,000				\$205,800	\$13,800	\$166,800	\$64,800	\$1,259,400	\$20.99
San Mateo		\$1,619,400		\$64,800				\$170,820		\$1,855,020	\$30.92
Millbrae	\$900		\$4,440			\$1,200	\$4,860	\$71,580		\$82,980	\$1.38
San Francisco				\$117,000				\$1,344,000	\$2,550,524	\$4,011,524	\$66.86
Redwood City		\$300,000						\$93,000	\$28,800	\$421,800	\$7.03
Fremont	\$37,860	\$240,000					\$12,720	\$171,000		\$461,580	\$7.69
San Carlos		\$1,200,000						\$133,680		\$1,333,680	\$22.23
Milpitas		\$180,000						\$47,605		\$227,605	\$3.79
Dublin					\$89,520		\$2,340	\$219,330		\$311,190	\$5.19
Emeryville		\$265,800			\$87,000			\$161,400		\$514,200	\$8.57
Sunnyvale		\$855,000						\$282,780		\$1,137,780	\$18.96
Burlingame	\$18,300		\$13,680		\$3,360		\$9,960	\$68,760	\$37,680	\$151,740	\$2.53
Mountain View		\$1,553,800						\$1,452,000	\$486,600	\$3,492,400	\$58.21
Avg Impact Fee	\$9,280	\$827,560	\$11,720	\$90,900	\$124,185	\$74,960	\$9,280	\$333,332	\$633,681	\$1,228,517	\$20.48
SSF - Recommended		\$0	\$2,400	\$30,000	\$120,000		\$24,000	\$789,000	\$198,600	\$1,164,000	\$19.40

Industrial

60,000 square foot development  
Commercial fees charged on a per square foot basis

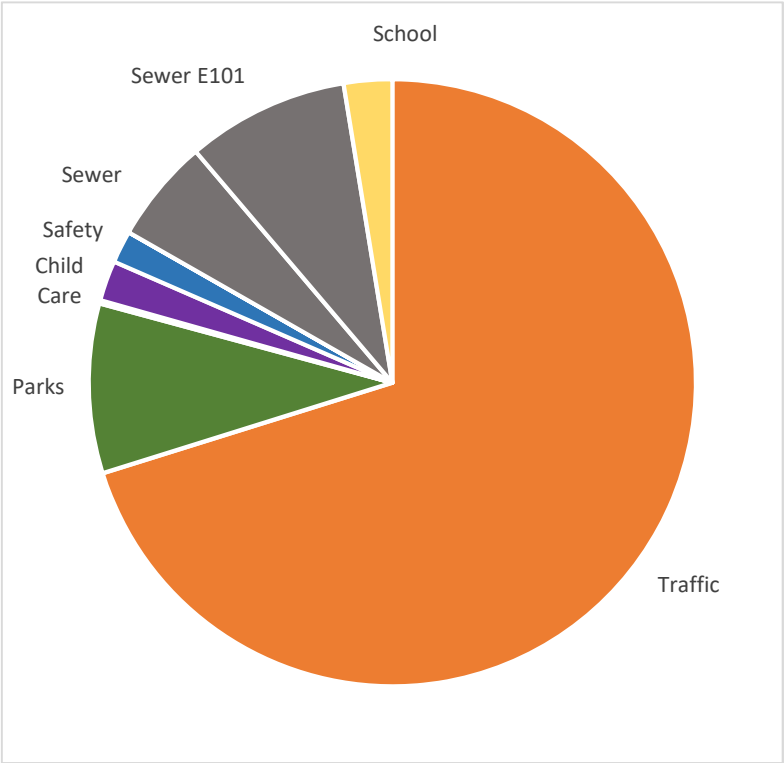
EXISTING

Total	\$	402,000
Per EDU	\$	402.00
Per SF	\$	6.70



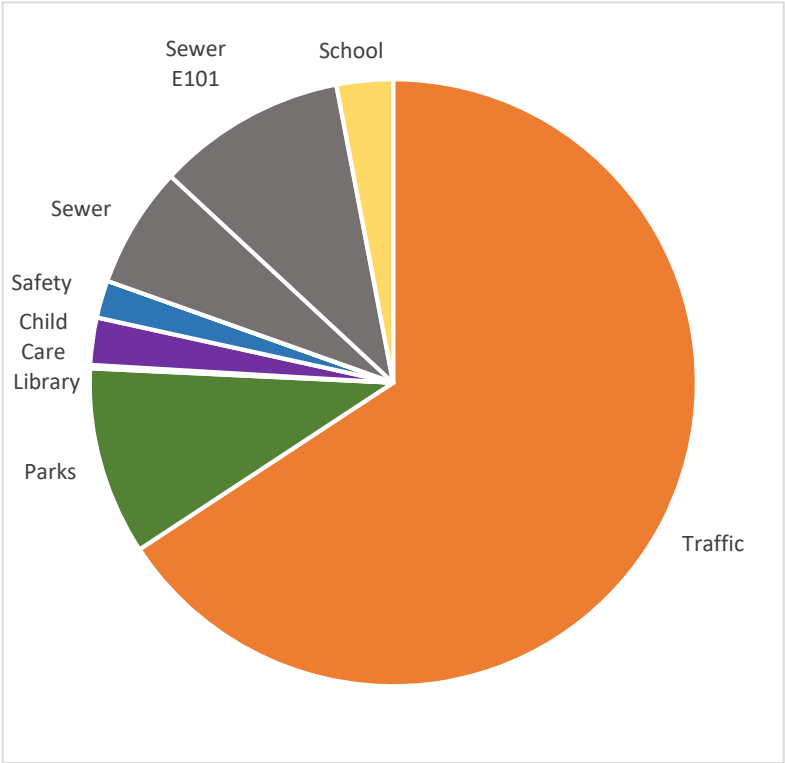
MAX ALLOWED

Total	\$	1,401,341
Per EDU	\$	1,401.34
Per SF	\$	23.36



RECOMMENDED

Total	\$	1,200,000
Per EDU	\$	1,200
Per SF	\$	20.00



	Existing		Max		Evaluate in Line w/ Peers	
					% of Total	Proposed
Traffic	\$	0.12	\$	16.39	66%	\$ 13.15
Parks	\$	1.95	\$	2.11	10%	\$ 2.00
Library	\$	-	\$	0.04	0.2%	\$ 0.04
Child Care	\$	0.54	\$	0.50	3%	\$ 0.50
Safety	\$	0.18	\$	0.40	2%	\$ 0.40
CLF	\$	-	\$	-	0%	\$ -
Sewer	\$	1.29	\$	1.29	6%	\$ 1.29
Sewer E101	\$	2.02	\$	2.02	10%	\$ 2.02
School	\$	0.60	\$	0.60	3%	\$ 0.60
Total/SF	\$	6.70	\$	23.36	100%	\$ 20.00
% Increase					199%	