

CITY of HAYWARD

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	126,500
Annual Single-Family Units Permitted (1996-98, Avg.):	224
Annual Multi-Family Units Permitted (1996-98, Avg.):	63
Total Annual Residential Units Permitted (1996-98, Avg.):	287

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	N	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input type="checkbox"/> 15. Local Traffic Mitigation Fees	-
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

-Resolution 99-109 (1999) - Master Fee Schedule

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?

No-most subdivisions are either larger or a lot smaller

ii. Expected Location of New Subdivision in this Jurisdiction:

Central Hayward; West of Mission Blvd
Orchard @ Berry

iii. Expected Environmental Assessment Determination:

Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (28 ft max.), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding, frontage improvements
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Homeowners' Association (if development includes a common area)
-Typical Reporting:	-soils, seismic, traffic, acoustical, geotechnical, hazardous materials

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	83.60
Private Garage Valuation Price per Sq. Ft.	21.00
Total Valuation per Unit	217,400
Total Valuation per 25 Unit Subdivision Model	5,435,000

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee ¹	per hour (75 @ 54/hr.) estimate	4,050
Zone Change Application Fee	included in GPA	-
Planned Unit Development Fee	included in GPA	-
Administrative Review Fee	included in GPA	-
Plan Check Fee	included in GPA	-
Tentative Map Fee ²	per hour (85 @ 54/hr.) estimate	4,590
Final Map Fee ³	per hour (55 @ 54/hr.) estimate	2,970
Site Plan, Landscape, and Design Review Fee ⁴	200 flat + per hour (10 @ 54/hr) estimate	740
Negative Declaration Fee	included in GPA	-
Subtotal Planning Fees		12,350

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	100% of Bldg Plan Chk Fee @ 1050/unit	26,250
Building Plan Check Fee (Model) ⁵	schedule based on val'n (3 @ 1050/model)	3,150
Building Permit Issuance Fee	39/permit	975
Fire Department Plan Check Fee	per hour (3 models @ 1hr @ 100/hr)	300
Fire Department Inspection Fee	flat	80
Engineering Tentative Map Plan Check Fee	T & M, estimate	2,500
Engineering Final Map Plan Check Fee	T & M, estimate	2,500
Engineering Inspection Fee	T & M, estimate	5,000
Grading Plan Check Fee	included in Final Map Plan Check Fee	-
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	544
Electrical Permit Fee	per fixture count	603
Plumbing Permit Fee	per fixture count	7,303

Mechanical Permit Fee	per fixture count	101.50	2,538
Electrical Permit Issuance Fee	39/permit	39	975
Plumbing Permit Issuance Fee	39/permit	39	975
Mechanical Permit Issuance Fee	39/permit	39	975
Energy Review Fee	per hour (2 hrs @ 48/hr)		96
Subtotal Plan Check, Permit & Inspection Fees			54,764

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Hayward USD - School Impact Fee	1.93 / sf	4,825	120,625
City - Hayward Water System Impact Fee	flat per unit	2,162	54,050
City - Hayward Water System Connection Fee	13 @ 1680/new connection to existing line		21,840
City - Remote Read Water Meter Installation	flat per unit	200	5,000
City - Water Meter Installation	12 @ 120/connection to new water line		1,440
City - Park Land Dedication In-Lieu Fee	flat per unit	3,000	75,000
City - Hayward Sewer System Capacity Charge	flat per unit	1,908	47,700
City - Construction Tax	flat per unit	750	18,750
City - Supplemental Building and Construction Tax	flat per unit	1,200	30,000
Subtotal Infrastructure, Impact & District Fees			374,405

x. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	441,519
Total Fees per Unit (total from above / 25 units)	17,661

C. SINGLE-FAMILY INFILL UNIT MODEL

- i. Project Typical for Jurisdiction?** No-most infill projects are large developments because there are not a lot of small single lots.
- ii. Expected Location of New Infill Unit in this Jurisdiction:** Oakes Drive
- iii. Expected Environmental Assessment Determination:** Categorical Exemption
- iv. Typical Jurisdictional Requirements for this Model:**

- Site Improvements -match current neighborhood infrastructural standards; street trees, driveway
- Typical Reporting -soils, seismic, traffic, acoustical, geotechnical

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	83.60
Private Garage Valuation Price per Sq. Ft.	21.00
Total Valuation per Model	217,400

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Plan Check Fee	flat		83
Subtotal Planning Fees			83

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	100% of Bldg Plan Chk Fee @ 1050/unit		1,050
Building Plan Check Fee	schedule based on val'n	1,050	1,050
Building Permit Issuance Fee	39/permit	39	39
Fire Department Plan Check Fee	flat		180

Fire Department Inspection Fee	flat		80
Sprinkler System Plan Check and Inspection ⁶	flat		332
Grading Plan Check Fee	included in Bldg Plan Check Fee		-
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	21.74	22
Electrical Permit Fee	per fixture count	24.10	24
Plumbing Permit Fee	per fixture count	292.10	292
Mechanical Permit Fee	per fixture count	101.50	102
Electrical Permit Issuance Fee	39/permit	39	39
Plumbing Permit Issuance Fee	39/permit	39	39
Mechanical Permit Issuance Fee	39/permit	39	39
Energy Review Fee	per hour (1 hr @ 48/hr)		48
Subtotal Plan Check, Permit & Inspection Fees			3,336

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Hayward USD - School Impact Fee	1.93 / sf	4,825	4,825
City - Hayward Water System Impact Fee	flat per unit	2,162	2,162
City -Hayward Water System Connection Fee	1680/new connection to existing line		1,680
City - Park Land Dedication In-Lieu Fee	flat per unit	3,000	3,000
City -Hayward Sewer System Capacity Charge	flat per unit	1,908	1,908
City - Construction Tax	flat per unit	750	750
City - Supplemental Building and Construction Tax	flat per unit	1,200	1,200
Subtotal Infrastructure, Impact & District Fees			15,525

x. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	18,944
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?

No - since 1995, the city council has not approved multi-family development in an effort to increase the ratio of single family homes to multi-family dwellings; the city suggested this development type was unlikely to be approved and should not be priced

Notes: ¹ Total hours listed is a best estimate for this project. When a project is submitted, an account is opened and the developer is billed for time and materials for work on the General Plan Amendment, Zone Change, any Plan Checks, Administrative Review, and Environmental Assessment.

² The total fee listed is an average typical amount. The actual fee could range from \$2500-6000.

³ The total fee listed is an average typical amount. The actual fee could range from \$2500-3500.

⁴ Total hours listed is a best estimate for this project.

⁵ The production unit plan check fee is waived for subdivisions.

⁶ Sprinkler systems are only required in hillside areas of the city.