

CITY of SAN MATEO

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	93,600
Annual Single-Family Units Permitted (1996-98, Avg.):	13
Annual Multi-Family Units Permitted (1996-98, Avg.):	181
Total Annual Residential Units Permitted (1996-98, Avg.):	194

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"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input checked="" type="checkbox"/> Y	N
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input checked="" type="checkbox"/> Y	Y
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input type="checkbox"/> N	-	<input checked="" type="checkbox"/> Y	Y
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input checked="" type="checkbox"/> Y	Y	<input checked="" type="checkbox"/> Y	Y
<input checked="" type="checkbox"/> Y	Y	<input type="checkbox"/> N	-

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

-City Council Findings (1999 & annual updates) - all dept'l and impact fees
-no other nexus reports

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?

No - vacant land not available for subdivisions

ii. Expected Location of Model in this Jurisdiction:

Southwest San Mateo
Alameda de las Pulgas @ 42nd Avenue

iii. Expected Environmental Assessment Determination:

Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-no roadway improvements req'd; curb, gutter, sidewalk, utility undergrounding, street lights, street trees, landscaping, (bus stop and traffic lights conditional)
-Internal Site Improvements:	-no street dedication req'd; infrastructure & easement dedication; full street and infrastructure devt, utility undergrounding, curb, gutter, sidewalk, street lights, front yard landscaping, hydrants
-Common Amenities / Open Space:	-fees
-Affordable Housing:	-10% unit dedication either on-site or off-site; no in-lieu fees accepted
-Project Management Requirements:	-Conditions of Approval; Home Owners Association
-Typical Reporting:	-geotechnical, arborist, traffic

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	94.14
Private Garage Valuation Price per Sq. Ft.	24.30
Total Valuation per Unit	245,070
Total Valuation per 25 Unit Subdivision Model	6,126,750

vi. Planning Fees:¹

Type / Fee Calculation	Per Unit	Fee Amount
Pre-Application Meeting (>20 units)	flat	813
General Plan Amendment Fee ³	deposit + T&M	3,984
Reclassification (Zone Change) Fee ³	deposit + T&M	3,984
Planned Development Review Fee ³	deposit + T&M	3,984
Site Plan / Design Review	1751 deposit + T&M	1,751
Plan Processing Fee	77 per unit > 6 units (19 units)	1,463
Tentative Subdivision Map Fee	deposit + T&M	583
Final Map Fee	deposit + T&M	2,234
Newspaper Notice	flat	100
Mailed Notice / Neg Dec	flat	38
Mailed Notice / Application	flat	176
Public Hearing Fee	flat	315
Initial Study / Neg Dec Fee	deposit + T&M	1,751
Subtotal Planning Fees		21,176

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Service Fee	.0016 x valuation	392
Building Permit Fee	schedule based on val'n	1467.26
Building Plan Check Fee (models)	67% of Bldg Permit	983.06 x 3 models
Building Plan Check Fee (production)	5% of Plan Check Fee	49.15 x 22 units
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	24.51
Planning Dept Plan Check Fee	40% of total Plan Check Fees	1,612
General Plan Maintenance Fee	.0035 x valuation	857.75
Energy Conservation Fee	30% of Building Permit	440.18
Encroachment Fee (PW Plan Check/Inspection)	126/permit + 1% of imprvmts valuation	8,150

Grading Permit Processing Fee	flat	153
Grading Plan Check + Permit Fee	5085 deposit + .30 x ea CY > 1000 (9000)	7,785
Electrical Permit Fee	27.90 issuance + .07/sf = 230.90 ea	5,773
Plumbing Permit Fee	27.90 issuance + .07/sf = 230.90 ea	5,773
Mechanical Permit Fee	27.90 issuance + .07/sf = 230.90 ea	5,773
Microfilm Fee	5% of Bldg Permit Fee 73	1,834

Subtotal Plan Check, Permit & Inspection Fees **120,427**

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
San Mateo SD - School Facilities Fee	1.90 / sf	4,750	118,750
City - Sewer Connection Fee	flat per unit	1,691	42,275
City - Wastewater Plant Expansion Fee	660/1st bdrm + 330/add'l bdrm = 1650/unit		41,250
City - Marina Lagoon Drainage Impact Fee	654 flat per acre		3,270
City - Sewer - Hwy Undercrossing Impact Fee	212/1st bdrm + 106/add'l bdrm = 530/unit		13,250
City - Transportation Impact Fee	flat per unit	2,241	56,025
City - Park Land Dedication In-Lieu Fee	formula ²		188,719
City - Park and Recreation Tax	.003 x valuation	719.91	17,998

Subtotal Infrastructure, Impact & District Fees **481,537**

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	623,140
Total Fees per Unit (total from above / 25 units)	24,926

C. SINGLE-FAMILY INFILL UNIT MODEL

- i. Project Typical for Jurisdiction?** No - vacant land not available for infill
- ii. Expected Location of Model in this Jurisdiction:** South San Mateo
West of Alameda de las Pulgas
- iii. Expected Environmental Assessment Determination:** Categorical Exemption

iv. Typical Jurisdictional Requirements for this Model:

- Site Improvements -match and make repairs to existing neighborhood infrastructure
- Typical Reporting -none

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	92.10
Private Garage Valuation Price per Sq. Ft.	24.30
Total Valuation per Model	239,970

vi. Planning Fees:¹	Type / Fee Calculation	Per Unit	Fee Amount
none			0
Subtotal Planning Fees			0

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Service Fee	.0016 x valuation	392	392
Building Permit Fee	schedule based on val'n	1467.26	1,467
Building Plan Check Fee	67% of Bldg Permit	983.06	983
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	24.51	25
Planning Dept Plan Check Fee	40% of total Plan Check Fees		393
General Plan Maintenance Fee	.0035 x valuation	857.75	858

Energy Conservation Fee	30% of Building Permit	440.18	440
Encroachment Permit (PW Plan Check/Insp'n)	126/unit		126
Grading Permit Processing Fee	flat		153
Grading Plan Check + Permit Fee	5085 deposit + .30 x ea CY > 1000 (1000)		5,385
Electrical Permit Fee	27.90 issuance + .07/sf = 230.90 ea		231
Plumbing Permit Fee	27.90 issuance + .07/sf = 230.90 ea		231
Mechanical Permit Fee	27.90 issuance + .07/sf = 230.90 ea		231
Microfilm Fee	5% of Bldg Permit Fee	73	73

Subtotal Plan Check, Permit & Inspection Fees **10,988**

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
San Mateo SD - School Facilities Fee	1.90 / sf	4,750	4,750
City - Sewer Connection Fee	flat per unit	1,691	1,691
City - Wastewater Plant Expansion Fee	660/1st bdrm + 330/add'l bdrm = 1650/unit		1,650
City - Marina Lagoon Drainage Impact Fee	654 flat per acre		90
City - Sewer - Hwy Undercrossing Impact Fee	212/1st bdrm + 106/add'l bdrm = 530/unit		530
City - Transportation Impact Fee	flat per unit	2,241	2,241
City - Park and Recreation Tax	.003 x valuation	719.91	720
Subtotal Infrastructure, Impact & District Fees			11,672

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above) **22,660**

D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: East of Bay Meadows Race Track in Specific Plan Area
Saratoga Drive @ Babson Lane

iii. Expected Environmental Assessment Determination: Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

- Off-Site Improvements: -no roadway improvements req'd; curb, gutter, sidewalk, utility undergrounding, street lights, street trees, landscaping, (bus stop and traffic lights conditional)
- Internal Site Improvements: -no street dedication req'd; infrastructure & easement dedication; full street and infrastructure devt, utility undergrounding, curb, gutter, sidewalk, street lights, front yard landscaping, hydrants
- Common Amenities / Open Space: -fees + discretionary req'ts -- tot lot, BBQ/picnic area, dog space, private exterior space per unit
- Affordable Housing: -10% dedication either on-site or off-site; no in-lieu fees accepted
- Project Management Requirements: -Conditions of Approval; Management Contract
- Typical Reporting: -geotechnical, arborist, traffic

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	94.14
Private Garage Valuation Price per Sq. Ft.	24.30
Total Valuation per Unit	99,000
Total Valuation per 45 Unit Multi-Family Development Model	4,455,000

vi. Planning Fees:¹	Type / Fee Calculation	Per Unit	Fee Amount
Pre-Application Meeting (>20 units)	flat		813
General Plan Amendment Fee ³	deposit + T&M		3,984
Reclassification (Zone Change) Fee ³	deposit + T&M		3,984
Planned Development Review Fee ³	deposit + T&M		3,984
Site Plan / Design Review	1751 deposit + T&M		1,751
Site Development Fee	deposit + T&M		739
Plan Processing Fee	77 per unit > 6 units (39 units)		3,003
Newspaper Notice	flat		100
Mailed Notice / Neg Dec	flat		38
Mailed Notice / Application	flat		176
Public Hearing Fee	flat		315
Initial Study / Neg Dec Fee	deposit + T&M		1,751
Subtotal Planning Fees			20,638
vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Service Fee	.0016 x valuation		7,128
Building Permit Fee	schedule based on val'n per bldg		20,839
Building Plan Check Fee	67% of Bldg Permit		13,962
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	9.90	446
Planning Dept Plan Check Fee	40% of total Plan Check Fees		5,585
General Plan Maintenance Fee	.0035 x valuation		15,593
Energy Conservation Fee	30% of Building Permit		6,252
Encroachment Fee (PW Plan Check/Inspection)	126/permit + 1% of imprvmts valuation		5,756
Grading Permit Processing Fee	flat		153
Grading Plan Check + Permit Fee	5085 deposit + .30 x ea CY > 1000 (7000)		7,185
Electrical Permit / Plan Check Fee	27.90 issuance + .07/sf = 111.90 ea		5,036
Plumbing Permit / Plan Check Fee	27.90 issuance + .07/sf = 111.90 ea		5,036
Mechanical Permit / Plan Check Fee	27.90 issuance + .07/sf = 111.90 ea		5,036
Microfilm Fee	5% of Bldg Permit Fee		1,042
Subtotal Plan Check, Permit & Inspection Fees			99,047
viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
San Mateo SD - School Facilities Fee	1.90 / sf	1,900	85,500
City - Sewer Connection Fee	flat per unit	845	38,025
City - Wastewater Plant Expansion Fee	660/1st bdrm + 330/add'l bdrm = 990/unit		44,550
City - Marina Lagoon Drainage Impact Fee	654 flat per acre		1,962
City - Sewer - Hwy Undercrossing Impact Fee	212/1st bdrm + 106/add'l bdrm = 318/unit		14,310
City - Transportation Impact Fee	flat per unit	1,664	74,880
City - Park and Recreation Tax	.003 x valuation	259.35	11,671
Subtotal Infrastructure, Impact & District Fees			270,898
ix. Totals			
Total Fees for 45 Unit Multi-Family Model (total of subtotals above)			390,583
Total Fees per Unit (total from above / 45 units)			8,680

Notes: ¹Planning Department deposits are applied against actual hourly staff costs for each application. Amounts listed herein are base deposits, and may not reflect actual costs. Planning staff are charged out at \$98 per hour.

²Quimby Fees are calculated by a formula based on land valuation w/ the following assumptions: 1.08 residents per bedroom = 4.32/unit, 2 acres required per 1000 residents, land valuation @ \$20/sf or \$871,200 per acre. This valuation estimate is based on an estimate from the city's Landscape Resources officer with respect to similar parcels in the area. Park Land Dedication In-Lieu Fees in San Mateo are paid only for subdivisions. The Quimby Fee calculation formula is:

$$\left[2 \text{ acres} \times \frac{(\text{Units} \times (1.08 \text{ persons/bdrm} \times \text{No. bdrms}))}{1000 \text{ persons per acre}} \right] \times \$871,200 \text{ per acre}$$

³These fees are not typically applied to this project type/size in this jurisdiction. They are included here only for comparison purposes for this study, in order that cross-jurisdictional comparisons are based on the same set of assumptions. The Bay Meadows Specific Plan already allows multi-family development - so the rezone, GPA, and PUD would not typically be used here.