

**COMMUNITY DEVELOPMENT SERVICES
ENGINEERING & CONSTRUCTION**



**CITY OF REDWOOD CITY
FEES AND CHARGES**

(Revised 4/27/09)

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A. SEWER FEES

1. Fees - General:

- a. See Redwood City Municipal Code Section 27.
- b. To be paid at the issuance of Building Permit.
- c. It is required for connecting to an existing or new sewer lateral.
- d. Applies to property in Redwood City connecting to a County sewer line (the County collects this fee for Redwood City).

2. Capital Facilities Fee:

- a. Residential: Each dwelling unit = \$960.00
- b. Commercial: Each commercial building = $\frac{\text{gross floor area} \times \$960.00}{2,000 \text{ SF}}$

(one equivalent dwelling unit = 2,000 SF or 270 GPD)

- (1) Gross floor area is to the outside face of wall, including shafts, elevator, stairwell, balcony with roof cover.
 - Top floor/penthouse used as a mechanical/electrical area is excluded from the gross floor area.
 - Interior court-yard (without roof cover) is excluded from the gross floor area.
- (2) Minimum fee is \$960.00.

3. Wastewater Treatment Capacity Fee

- a. For each single-family, condominium and townhouse dwelling unit = \$2,135.70; Duplex = \$3,480.40; Multi-dwelling Unit (rental) Structures/In-law dwelling unit = \$1,423.80/unit.
- b. Each commercial or industrial building.
 - (1) Fee is based on the average daily volume of wastewater per day (V),
 - (2) The fee is: \$7.91 (V)

(a) V is the estimated volume of wastewater discharge determined by one of the following formulas:

1. $V_1 = \text{unit} \times \frac{\text{gal. per unit}}{\text{Day}}$

or

$$V_2 = \frac{(\text{gross floor area})}{(\text{floor area per person})} \times \frac{(\text{gal. per person})}{(\text{day})}$$

- I. The gallons per person per day or gallons per unit per day, is based on the attached Sewer Demand Projection Table (see Exhibit A)
 - II. For floor area per person, and other Sewer Demands (see Exhibit B₁ or B₂).
 - III. Gross floor area is to the outside face of exterior walls, including shafts, elevator, stairwell, balcony with roof cover.
 - * Top floor penthouse used as a mechanical/electrical area is excluded from the gross floor area.
 - * Interior court yard (without roof cover) is excluded from the gross floor area.
- (3) For each area of the building floor which has a designed use different than another area, a separate calculation is to be included.
- (4) The minimum fee is \$2,135.70.

EXHIBIT A
SEWER DEMAND PROJECTION TABLE

<u>DESIGNATED USE*</u>	<u>DEMAND</u>
A. OFFICE/COMMERCIAL: (OTHER THAN RETAIL)	0.12 GPD/SF
B. MOTEL	160 GPD/ROOM
C. HOTEL	185 GPD/ROOM
D. RESTAURANTS:	29 GPD/SEAT
E. GENERAL HOSPITALS	0.26 GPD/SF
F. MEDICAL OFFICES (OTHER THAN HOSPITALS)	0.17 GPD/SF
G. OTHERS, SEE TABLES B ₁ AND B ₂	

* From "Technical Memorandum" prepared by the City of Redwood City, July 2003.

EXHIBIT B₁

**OCCUPANCY LOADS TABLE
(for estimating sewer discharge)**

<u>TYPE OF FACILITY</u>	<u>OCCUPANT LOAD OF FLOOR AREA (sq. ft. per person)</u>
1. School/Classroom	20
2. Health Club	50
3. Manufacturing Areas	200
4. Nurseries (Day-Care)	35
5. Storage Facilities	300
6. Auction Rooms	7
7. Assembly Areas, Concentrated Use (without fixed seats) such as: auditoriums, churches and chapels, dance floors, lobby, lodge rooms, reviewing stands, and stadiums.	7
8. Waiting Areas (Medical/Dental)	3
9. Assembly Areas, Less Concentrated Use (fixed seats) such as: conference rooms, dining rooms, drinking establishments, exhibit rooms, gymnasiums, lounges, stages and gaming.	15
10. Children's Homes and Homes for the Aged	80
11. Rooming/Boarding Houses	200
12. Courtrooms	40
13. Dormitories	50
14. Exercising Rooms	50
15. Kitchen – Commercial	200
16. Library Reading Rooms	50
17. Locker Rooms	50
18. Manufacturing Areas	200
19. School Shops and Vocational Rooms	50
20. Warehouses	500

EXHIBIT B₂
OTHER SEWER DEMANDS TABLE

<u>Type of Establishment (or portion thereof)</u>	<u>Volume of Consumption/Day</u>	
Assembly Halls	2	gal per seat
Bowling Alley	75	gal per lane
Churches	7	gal per seat
Dance Halls	2	gal per person
Health Clubs	25	gal per person
Laundries	400	gal per machine
Manufacturing (excluding industrial usage)	30	gal per person/shift
Nursing homes/Daycare	75	gal per person
Research and Development	0.21	gal per sqft
Schools	35	gal per person
Service Station	750	gal per bay
Storage facilities	1	gal per person
Day Camp	25	gal per person
Trailer parks or tourist camps (with built-in bath)	50	gal per person
Trailer parks or tourist camps (with central bathhouse)	35	gal per person
Work or construction camps	50	gal per person
Public picnic parks (toilet wastes only)	5	gal per person
Public picnic parks (bathhouse, showers, and flush toilets)	10	gal per person
Public Swimming pools and beaches	10	gal per person
Rooming houses	40	gal per person
Boarding houses	50	gal per person
Boarding Schools	100	gal per person
Kitchen wastes from camps, boarding houses, etc		
Serving three meals a day	10	gal per person
Country Clubs	25	gal per locker
Drive-in theatres	5	gal per car space
Stores, Retail	400	gal per toilet room
Service Stations	10	gal per vehicle served
Churches (small)	3 to 5	gal per sanctuary seat
Churches (large with kitchens)	5 to 7	gal per sanctuary seat
Marinas - Flush toilets	36	gal per fixture per hr.
Urinals	10	gal per fixture per hr.
Wash Basins	15	gal per fixture per hr.
Showers	150	gal per fixture per hr.
All Others (to be determined on a case-by-case basis, from similar type building uses)		

3. Facilities Fee

C. An additional Facilities Fee (if applicable) is to be paid at the issuance of building permit or discharge permit for the following:

- (1) To connect to the sewerage facilities for the purpose of groundwater clean-up =
one fourth of $\frac{\text{authorized gpd} \times \$960}{270 \text{ gpd}}$

(see Ordinance No. 2106)

- (2) To connect to the sewerage facilities for the purpose of discharging groundwater by extraction wells
= $\frac{\text{authorized gpd} \times \$960}{270 \text{ gpd}}$

(see Ordinance No. 2106)

4. Special Sewer Fee (in addition to all other sewerage facilities fees and charges, Ordinance No. 2965).

- a. Affects property connecting to the Redwood City sewer mains on Edgewood Road, Cordilleras Road, Canyon Road, Vista Drive, Hamilton Way, East Lake Way, Jefferson Avenue (triangles shown on Sewer Block Books).
- b. Where the special sewer facilities serve only one side of the street the Special Sewer Fee will be \$4,580 per lot.
- c. Where the special sewer facilities serve both sides of the street the Special Sewer Fee will be \$2,650 per lot.

5. An addition to an existing building is subject to all the sewerage facilities fees and charges; however, for a minor addition to an existing building, there would be no fee required - staff interpretation would determine whether or not the addition is minor.

B. WATER FEES

1. All water fees are to be collected by Engineering & Construction Services when the request is made for a water meter.
2. Water System Capital Facilities Fee
 - a. Ordinance No. 2011

Meter Size	Safe Maximum Operating Capacity AWWA C702-86 (gpm)	Fee Ratio	Fees
5/8"	20	1	\$1,787.00
3/4"	30	1.5	\$2,680.50
1"	50	2.5	\$4,467.50
1-1/2"	100	5	\$8,935.00
2"	160	8	\$14,296.00
3"	300	15	\$26,805.00
4"	500	25	\$44,675.00
6"	1,000	50	\$89,350.00

3. Water Meter Installation Fee (meter furnished and installed by City)
 - a. City Code, Section 38.10

Meter Size	Meter Fees
5/8"	\$ 150.00
3/4"	\$ 175.00
1"	\$ 200.00
1-1/2"	\$ 350.00
2"	\$ 450.00
3"	\$ 725.00
4"	\$1,400.00

4. **Special Water Fees (in addition to water facility fee and service line installation charges)**

a. Water Service Annexation Fee

- (1) City Code, Section 38.11
- (2) Inside City Limits or for previously served property, no fee
- (3) Outside City Limits, Fee = \$500 per water meter
- (4) Refundable if property is annexed to the City within 2 years
- (5) Fee subject to change the first day of each year.

5. **Water service installation charge including water meter (if installed by City, from water main to the water meter location)**

a. Ordinance No. 1986

Meter Size	Meter Fees	Service Line Installation Fees	Total
5/8"	\$150.00	\$2,250.00	\$2,400.00
3/4"	\$175.00	\$2,250.00	\$2,425.00
1"	\$200.00	\$2,250.00	\$2,450.00
1-1/2"	\$350.00	\$3,300.00	\$3,650.00
2"	\$450.00	\$3,300.00	\$3,750.00
3"	\$725.00	(Estimated at Time of Request)	
4"	\$1,400.00	(Estimated at Time of Request)	

6. **Fire service line installation charge (if installed by City, from water main to property line) (Excluding detector check valve and meter)**

a. Ordinance No. 2132

Service Size	Service Line Installation Fees	Meter Fees	Tap Fees
	*		
2"		\$150.00	\$350.00
4"	*	\$150.00	\$400.00
6"	*	\$150.00	\$410.00
8"	*	\$150.00	\$425.00
10"	*	\$150.00	\$450.00
12"	All cost to be established at time of request.		

* If installed by the City, a cost estimate will be prepared at the time of request. The applicant may choose to hire a licensed contractor to perform the work, or request a quote from the City based on crew availability.

7. **Water Capacity Charge**

- a. Ordinance No. 2299 adopted on June 4, 2007.
- b. City Code Section No. 38.15
- c. Charge applies to all new water demand (potable and recycled water) on the City's water system in all service areas.
 - 1. The charge is \$11.58 per gallon per day of projected net new demand on both indoor and outdoor uses.
 - 2. Projected consumptions and credits for existing consumptions are determined using Attachment Q of the City's Engineering Standards (See Appendix A).
- d. Exceptions:
 - 1. Attached residential addition to an existing single family house – no charge.
 - 2. Detached residential addition to an existing single family house – no charge.
 - 3. Rebuild of an existing single family house – no charge.

C. TRANSPORTATION IMPACT FEE SCHEDULE

Land Use Category	DUE Factor	Units	Fee
Residential Land Use			
Single Family Residential [1]	1.00	Per Dwelling Unit	\$1,501.59
Multi-Family Residential [2]	0.68	Per Dwelling Unit	\$1,021.08
Senior Housing/Congregate Care	0.11	Per Dwelling Unit	\$172.31
Affordable Housing	0.53	Per Dwelling Unit	\$795.84
Transit-Oriented Housing	0.57	Per Dwelling Unit	\$855.90
Non-Residential Land Uses (per square foot or other variable)			
Retail	0.0033	Per Square Foot	\$4.97
Fast Food Restaurant	0.0184	Per Square Foot	\$27.65
High Turnover Restaurant	0.0060	Per Square Foot	\$8.97
Quality Restaurant	0.0075	Per Square Foot	\$11.25
Theater	0.1400	Per Seat	\$210.22
Service Station	8.0080	Per Fueling Position	\$12,024.71
Service Station with Mini-Mart	7.3590	Per Fueling Position	\$11,050.18
Convenience Store	0.0296	Per Square Foot	\$44.37
Hotel/Motel	0.6100	Per Room	\$915.97
Private School (K-12)	0.2000	Per Student	\$300.32
Church	0.0007	Per Square Foot	\$0.99
Office	0.0023	Per Square Foot	\$3.45
Industrial	0.0006	Per Square Foot	\$0.90
Self Storage Facility	0.0300	Per Storage Unit	\$45.05
Commercial Warehouse	0.0005	Per Square Foot	\$0.77
Dwelling Unit Equivalent (DUE) = \$1,502			
[1] Single family residential is defined as a residential density of 1-15 units per acre regardless of whether units are attached or detached.			
[2] Multi-family residential is defined as a residential density of 16+ units per acre regardless of whether units are attached or detached.			
[3] Government, publicly owned is exempt.			

- A credit may be applied for the prior permitted use and occupancy of existing structures on a site.
- Detailed questions should be referred to the Traffic Engineer.
- Exceptions: Any use commenced on or after July 1, 2005, except professional, medical, business, and administrative office use, within the Exempt Downtown Area (bound by Veterans Boulevard, Maple Street, El Camino Real, and Brewster Avenue) shall not be required to pay the Impact Fee if (1) a Notice of Official Action giving approval of the use is issued by the Zoning Administrator by December 31, 2006, and (2) substantial construction pursuant to an approved building permit has been undertaken by December 31, 2007. Portions of Buildings or structures that do not qualify for an exemption shall be required to pay the Impact Fee in accordance with the Impact Fee Schedule.

D. DEPOSIT FOR ENGINEERING SERVICES/PERMITS

1. Deposit Schedule* for Engineering Services/Permits

- a. General Engineering Services \$800
Preliminary Plan Review, Concept Study, Water Availability, etc.
- b. Abandonment of Public Easement \$800.00
- c. Review of Final Parcel Map or Final Subdivision Map \$800 min.
- d. Revocable Encroachment Permit \$800 min.

* Engineering Services are provided on an "Actual Cost" basis. Actual Cost is the direct salary charged for the personnel providing the services described, plus 120% thereof for fringe benefits and overhead expense. Refund of balance will be made after project completion; additional charges may also apply.

2. Deposit Schedule* for Construction Permits or Subdivision Plan Review

<u>Estimated Cost of Improvements (ECI)</u>		<u>Deposit Amount</u>	
<u>Minimum/Initial Deposit</u>		<u>\$3,000</u>	
\$50,000	- \$100,000	\$1,700	+ 7% of ECI
\$100,000	- \$200,000	\$ 3,700	+ 5% of ECI
\$200,000	- \$400,000	\$ 4,900	+ 4.4% of ECI
\$400,000	- \$600,000	\$ 7,300	+ 3.8% of ECI
\$600,000	- \$800,000	\$10,900	+ 3.2% of ECI
\$800,000	- \$1,000,000	\$15,700	+ 2.6% of ECI
\$1,000,000	- \$1,500,000	\$19,200	+ 2.2% of ECI
Over	- \$1,500,000	\$24,450	+ 1.9% of ECI

E. IN LIEU OF UNDERGROUNDING FEE

- 1. Resolution No. 14481 (effective November 18, 2002) pursuant to Section 18.242.
- 2. Established for undergrounding utilities associated with the construction of a new commercial building.
- 3. \$100.00 per lineal foot of property frontage.
- 4. To be paid (if applicable) at issuance of building permit.

F. MISCELLANEOUS PERMITS

- 1. Fees and Charges in Connection With the Use of Sanitary Sewage Facilities

Administrative Charges; Deposits per Ordinance No. 2091 (effective 8/12/95).

The following amounts specified as deposits are minimum amounts and additional amounts shall be based upon actual costs.

- a. Stormwater Discharge Permit - \$ 300 deposit
- b. Permit for soil boring, monitoring, sampling, Metering facility - \$ 800 deposit
- c. Right-of-Way/Easement Abandonment - \$1,000 deposit

2. Fees and Charges Relating to the Storm Water Management and Discharge Control Program

Administrative Charges; Deposits per Ordinance No. 2090 (effective July 13, 1995).

The following amounts specified as deposits are minimum amounts, and additional amounts shall be based upon actual costs:

- a. Stormwater Discharge Facility - \$300 deposit
- b. Permit for monitoring, sampling, metering Facility or other equipment on public property - \$500 deposit

3. Dirt Hauling Permit

- a. Total Fee = Permit Application Fee + Hauling Fee
 - (1) Permit Application Fee - \$ 45.00
 - (2) Hauling Fee = (Net Cubic Yards)* x (Total Miles Traveled on City Streets Including Round Trip) x (\$0.20)

*Net Cubic Yards = Total Cubic Yards – 100

5. Sidewalk, Curb and Gutter Permit

- a. This permit is intended for use where improvements are to be constructed within the public right-of-way involving the construction of sidewalks driveway approaches, curb drains, curbs and gutters or other excavations less than \$500.00. Work in excess of this amount must be completed under a "Construction Improvement Permit".

- (1) Permit Application Fee - \$ 50.00
- (2) Deposit - \$500.00
(refundable upon completion of the work)

Appendix A

ATTACHMENT Q (1 of 3)

WATER DEMAND PROJECTION WORKSHEET

JOB TITLE _____ CAL. BY _____
JOB NUMBER _____ CHKD. BY _____
JOB LOCATION _____ DATE _____

INDOOR WATER DEMAND PROJECTION

A. RESIDENTIAL

- 1. Single Family (1-7 Units/Acre)
_____ Units X 2.8 Persons = _____ Persons
 - 2. Multi - Family (8-20 Units/Acre)
_____ Units X 2.5 Persons = _____ Persons
 - 3. High - Density (21+ Units/Acre)
_____ Units X 2.2 Persons = _____ Persons
- _____ Persons X 60* GPD = _____ GPD Projected

B. OFFICE/COMMERCIAL

_____ sqft X 0.13 gpd/sqft = _____ GPD Projected

C. HOTEL

_____ rooms X 195 gpd/room = _____ GPD Projected

D. RESTAURANTS

_____ seats X 30 gpd/seat = _____ GPD Projected

E. ALL OTHERS SEE PAGE 3:

= _____ GPD Projected

LANDSCAPING WATER DEMAND PROJECTION

_____ sqft X 3.5 cuft of water /sqft of landscape per year = _____ CUFT/YR

To convert to GPD:

_____ cuft/yr X 7.48 gal/ cuft X 1 yr/ 365 days = _____ GPD Projected

TOTAL DOMESTIC WATER DEMAND PROJECTION

INDOOR + LANDSCAPING PROJECTION = _____ GPD Projected

* From SFPUC Demand Study by URS, " Projected Water Usage for BAWSCA Agencies ", Tech Memo of August 2006.

ATTACHMENT Q (2 of 3)

WATER DEMAND PROJECTION WORKSHEET
OCCUPANT LOADS

JOB TITLE _____
JOB NUMBER _____
JOB LOCATION _____

CAL. BY _____
CHKD. BY _____
DATE _____

DESIGNED USE OF THE FACILITY

**OCCUPANT LOAD OF
FLOOR AREA**

- | | |
|--------------------------------|-----------------|
| A. SCHOOL/CLASSROOM | 20 sqft/person |
| B. HEALTH CLUB | 50 sqft/person |
| C. MANUFACTURING AREAS | 200 sqft/person |
| D. NURSERIES (DAY-CARE) | 35 sqft/person |
| E. STORAGE FACILITIES | 300 sqft/person |

ATTACHMENT Q (3 of 3)

WATER DEMAND PROJECTION WORKSHEET UNIT LOADS

JOB TITLE _____
JOB NUMBER _____
JOB LOCATION _____

CAL. BY _____
CHKD. BY _____
DATE _____

TYPE OF ESTABLISHMENT

VOLUME OF CONSUMPTION/DAY

Assembly Halls	2 gal per seat
Bowling Alley	75 gal per lane
Churches	7 gal per seat
Dance Halls	2 gal per person
General Hospitals	0.27 gal per sqft
Health Clubs	25 gal per person
Laundries	400 gal per machine
Manufacturing (excluding industrial usage)	30 gal per person/shift
Motels with bath, toilet and kitchen wastes	170 gal per room
Nursing homes/Daycare	75 gal per person
Medical Offices (other than hospitals)	0.18 gal per sqft
Research and Development	0.21 gal per sqft
Schools	35 gal per person
Service Station	750 gal per bay
Storage facilities	1 gal per person
Stores (Retail type)	450 gal per 25 ft frontage
(Food -- non-restaurant type)	900 gal per 25 ft frontage
Trailer parks or tourist camps (with built-in bath)	50 gal per person