DEVELOPMENT AND SUBDIVISION FEES

Effective August 9, 2009

City of Mountain View • Public Works Department • Land Development Section
650-903-6311 • FAX 650-903-6499 • www.mountainview.gov

The sanitary sewer, water main, storm drainage and park and recreation in-lieu fees are one-time charges. If these fees were paid in the past, the developer will not be required to pay for that portion of the fee in most circumstances. The fees are adjusted annually. If you have questions regarding these fees, contact Land Development Section at (650) 903-6311.

1. **Sanitary Sewer Off-Site Facilities Fee** — **$300/Net Acre ($0.0069/Square Feet)**

   This fee reimburses the City for the past construction of the sewer treatment plant and major trunk sewer mains.

2. **Sanitary Sewer Existing Facilities Fee** — **$72.00/Front Foot**

   This fee reimburses the City for one-half of the average current cost of City sanitary sewer mains.

3. **Water Main Existing Facilities Fee** — **$84.00/Front Foot**

   This fee reimburses the City for one-half the average current cost of City water mains.

4. **Off-Site Storm Drainage Fee** — **First-Class Rate = $0.24/Net Square Foot**
   Second-Class Rate = $0.12/Gross Square Foot

   This fee reimburses or pays the City for storm drainage improvements located outside of the development.

5. **Map Checking Fee** — **Final Map = $3,742 (First Two Lots) + $10/Each Additional Lot**
   Parcel Map = $2,245

6. **Lot Line Adjustment Fee** — **$1,759 Per Lot Line Adjustment**

7. **Plan Check Fee** — **7.5% of Construction Cost under $50,000**
   $3,750 + 4.5% of Construction Cost between $50,001 and $500,000
   $24,000 + 3.5% of Construction Cost over $500,000

   A fee is charged for reviewing and processing improvement plans to construct street improvements and other public facilities; public and private utilities and structures located within the public right-of-way; and driveway, utility, grading and drainage improvements for common greens and townhouse-type condominiums. The plan check fee rates are based on a percentage of the approved cost estimate of the work. (For design guidelines, see the City Standard Design Criteria, and Design Criteria for Common Greens and Townhouse-Type Condominiums.)

8. **Construction Inspection Fee** **7.5% of Construction Cost under $50,000**
$3,750 + 4.5% of Construction Cost between $50,001 and $500,000
$24,000 + 3.5% of Construction Cost over $500,000

A fee is charged for inspection services to construct street improvements and other public facilities; public and private utilities and structures located within the public right-of-way; and driveway, utility, grading and drainage improvements for common greens and townhouse-type condominiums. The inspection fee rates are based on a percentage of the approved cost estimate of the work. (Inspection fees for minor improvements are charged the hourly excavation permit inspection rate.)

9. **Park Land Dedication In-Lieu Fee** **Approximately $15,000 to $25,000 per unit depending upon the value of the land**

For single-lot developments, park land dedication in-lieu fees are required for all new residential units, except for the first unit in an R1 zone. For subdivisions, the fees are required for all new residential units within the subdivision. This includes residential units that are demolished and rebuilt for both single-lot developments and subdivisions. Units which have paid the fee based on the density formula established on July 28, 1971 are exempt. For partial credit for private open space used for active recreational uses, see Appendix A.

The fee is calculated by multiplying the acreage required per dwelling unit times the net number of dwelling units times the fair market value per acre of land. The acreage required per dwelling unit is determined from the following table where the dwelling units per acre is from the total number of dwelling units divided by the total area (1 acre = 43,560 square feet). See the example in Appendix B.

Dwelling Units per Acre	1-6	7-12	13-25	26+	Mobile Homes
Acreage Required per Dwelling Unit	.0081	.0069	.0060	.0060	.0045

10. **Encroachment Permit Fee** **$89 for Debris Box**
$658 for Temporary
$834 for Residential
$1,525 for Nonresidential

Installation of any private structures or objects within the City right-of-way or easements requires an encroachment permit.

11. **Right-of-Way Vacation Fee** **$1,194 per vacation**

A processing fee is charged to vacate or abandon any public street easement or part thereof.

12. **Certificate of Compliance** **$542**

13. **Hourly Labor Rate** (Research, Plan Check, Inspection—2 Hour Minimum) **$115**

14. Segregation of Assessment Districts — **$1,746 for first two lots plus $155 for each additional lot**

If property is being subdivided and if there are outstanding special assessments on the property, such as in a street improvement assessment district, then a processing fee is required to reapportion the assessments to the new lot configuration.

15. Sidewalk Permit — **Residential = $2.56/lineal foot, $128 minimum**
Nonresidential = $226 plus 5.0% of Construction Cost

For nonresidential sidewalk, curb and driveway work, the construction inspection fee is equal to 5 percent of the approved estimated cost of the work plus $226.

16. Excavation Permit Hourly Plan Check and Inspection Charge

An excavation permit is required for all excavations within the public right-of-way. The fee is determined based on the total number of hours of inspection multiplied by $115 per hour or 15 percent of construction cost. There is a three-hour minimum charge.

Item	Plan Check/Inspection Hours/Each	Item	Plan Check/Inspection Hours/Each
Domestic Water Service Line	6	Abandon Sanitary Sewer Lateral	4
Water Meter	4	Face of Curb Drain	5
Water Meter Manifold	4	Storm Lateral to Main	7
Backflow Preventer	4	Storm Lateral to Back of Drainage Inlet	5
Fire Service	8	Storm Manhole	7
Abandon Small (≤ 2") Water Service	5	Monitoring or Extraction Well	5
Abandon Large (> 2") Water Service	6	Test Boring, Soil Gas Probe	4
Sanitary Sewer Lateral	7	Private Utility Street Crossing	8
Sanitary Sewer Manhole	7	Utility Company (General Permit Work)	3
		Other	As required

17. Street Improvement Fee

Fees for street improvements that have been installed or funded by the City (and were not assessed to or paid by the property owner) on or after August 15, 1976 are paid by the following rates:

a.	Standard P.C.C. Curb and Gutter	$27.11/LF
b.	Standard P.C.C. Sidewalk	$8.43/SF
c.	Standard P.C.C. Driveway Approach	$9.24/SF
d.	R1 and R2 Structural Street Section	$7.41/SF
e.	R3 Structural Street Section	$8.43/SF
f.	Major Street Structural Street Section	$9.24/SF
g.	Standard Ornamental Street Lighting	$23.30/LF
h.	Street Trees	$10.42/LF
i.	Other (Colored Sidewalk, Post Top Mounted Streetlights, Unit Pavers, Fences, Tree Grates, Etc.)	To be estimated on a case-by-case basis.

Note: Fees for street improvement, Items a through h are for standard improvements as specified in the City of Mountain View's Standard Provisions, latest edition. Fees to be paid for street improvements exceeding standard improvements are to be estimated in accordance with Item i on a cost-to-construct basis.

18. Right-of-Way Acquisition Fee

Fees for right-of-way purchased by the City on or after August 15, 1976 (which were not assessed to or paid by the property owner) are paid based on the actual acquisition cost including expenses plus 7 percent interest per annum in accordance with Sections 27.65(a) and 27.66 of the City Code.

19. Developer Reimbursement Costs

In areas where City water, sewer, street or other public improvements have not been installed or do not meet current City standards, the developer may be required to install these improvements as a condition of the development or subdivision. The developer may be reimbursed for portions of the work that are not normally the responsibility of the developer as indicted below. The amount of money to be reimbursed to the developer for reimbursable items must be approved by the City in writing (developer reimbursement agreement) prior to construction of improvements. To be reimbursed, three independent bids that include the unit prices of each item of work are required.

a. Oversizing of water and sanitary sewer mains above 8", unless increased size required by development.

b. One-half the cost of water and sanitary sewer mains installed along a development's frontage where the development fronts on only one side of the street (except on frontage roads).

c. Total cost of water mains installed outside the limits of the project.

d. No reimbursement will be made for mains installed for the sole benefit of a development.

e. In unusual circumstances, reimbursement may be made which is determined by the Public Works Director to equitably represent the excess cost of construction to the developer.

f. Excess street improvements beyond 20' from curb face for residential, 25' for commercial/industrial.

g. Installation of approved off-site utilities.

h. Approved excess Storm Drainage Facilities.

i. Installation of approved excess depth of street section.

j. Engineering costs in an amount not to exceed ten percent (10%) of the construction cost for which reimbursement is authorized.

20. Miscellaneous Charges

a. Standard Provisions .....$15.00/each when purchased at the counter
.....$20.00/each if mailed by parcel post seven-day delivery
..... (overnight—optional at additional cost of $13.50) to the purchaser

b. County Recording Fee.....Actual Cost Established by the County

c. 8.5" x 11" photocopy..... $0.25/each

d. 11" x 17" photocopy..... $0.50/each

e. 18" x 26" photocopy..... $2.00/each

f. 24" x 36" photocopy..... $2.50/each

g. 42" x 36" photocopy..... $4.50/each

h. Project Plans/Specifications
First set free + $15 per set to mail
Additional sets
— See specific project call for bids for costs.

APPENDIX A—CREDIT FOR PRIVATE OPEN SPACE

SEC. 41.11. Credit for private open space.

Where private open space is provided in a proposed residential development, and where the developer has submitted a written request at the time of the submittal of the Planning applications pursuant to Sec. b.1, below, for a credit against the amount of park land dedication or the amount of the in-lieu fee thereof, a maximum credit of fifty percent (50%) of the value of the land devoted to private open space that is eligible for credit may be given against the requirement of land dedication or fees in lieu thereof required by this chapter, if the public works director, community development director, subdivision committee or city council, as appropriate to the application, finds that it complies with this section and that it is in the public interest to do so.

a. **Standards.**

1. Yards, court areas, setbacks, decorative landscape areas required with residential site design required to be maintained by a precise plan, zoning and building ordinances and regulations shall not be included in the computation of such private open space.

2. The private open space shall be devoted to active recreational uses, as defined below, and shall be wholly or partially owned and maintained by the future residents of the development. The private ownership and maintenance of the open space shall be restricted for said use by recorded written agreement, conveyance or restrictions subject to the review and approval of the City Attorney.

3. The space shall be reasonably adapted for use for recreational purposes, taking into consideration such factors as size, shape, topography, geology, access and location, and the developer must propose and agree to design and construct the necessary recreational and park facilities and improvements associated with each element of the private open space set forth below; said facilities and improvements shall be constructed prior to the issuance of an occupancy certificate for the units that are receiving the credit.

4. Facilities proposed for the open space shall be in substantial compliance with the provisions of the Open Space Section of the Environmental Chapter of the General Plan.

5. (a) The open space must contain at least four of the following seven elements:

(1) Turfed Play Field: The play field shall be a single unit of land which is generally level and free of physical barriers which would inhibit group play activities.

(2) Children's Play Apparatus Area

(3) Landscaped, Park-like Quiet Area

(4) Family Picnic Area

(5) Game Court Area

(6) Swimming Pool

(7) Recreation Center Buildings and Grounds

(b) The combined minimum acreage for a facility is one (1.0) acre and shall be a single, contiguous unit of land.

6. The shape and location of the open space shall provide the greatest utility possible to the greatest number of residents of the development for which credit is sought. If limited access recreation areas are proposed, their credit value can only be applied against the park fee obligation generated by those residents with access to the said recreation area.

7. Irregularly shaped pieces of property of less than optimum utility or burdened by topographic considerations that render them unsuitable for active recreational uses shall not be eligible for credit.

b. **Process**

1. The developer, as part of the application for a development application, shall include the location of any open space for which credit is sought as part of the application plans and drawings.

2. Before credit is given, the community development director, or designee, shall make written findings that the above standards are met.

3. The timing for the credit determination depends on the type of permits and entitlements sought. Upon their request, the developer(s) will be advised as part of the application process as to when the determination will be made.

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APPENDIX B—PARK LAND DEDICATION FEE, SAMPLE CALCULATION

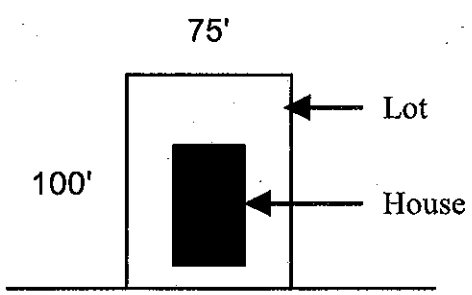
The Park Land Dedication fee costs approximately $25,000 for each residential unit, depending upon the value of the land. The fee is calculated from the following formula.

FEE	=	Acreage Requirement Per Dwelling Unit in Development	X	Number of Dwelling Units in Development	X	Fair Market Value per Acre of Land in Development (Unit Price of Land in Dollars per Acre)

The "Acreage Requirement per Dwelling Unit" is determined from the following table using the number dwelling units per acre in the development.

Dwelling Density	Dwelling Units Per Acre	Density Of Persons Per Dwelling Unit	Acre Per Person	Acreage Requirement Per Dwelling Unit Within Development
Low	1 - 6	2.7	.003	.0081
Medium - Low	7 - 12	2.3	.003	.0069
Medium	13 - 25	2.0	.003	.0060
Medium High and High	26 +	2.0	.003	.0060
Mobile Homes	7 - 14	1.5	.003	.0045

Single Lot Development Example (for 1 unit)



Area in SF = 75' x 100' = 7,500 SF

Area in acres = 7,500 SF ÷ 43,560 SF/ac = 0.172 ac

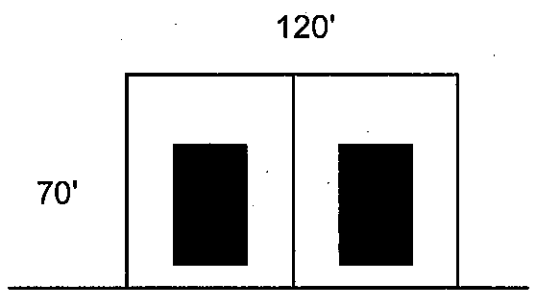
Dwelling Units per Acre
= 1 unit ÷ 0.172 ac = 5.8 unit/ac

From the above table, for 5.8 units/ac, the acreage requirement per dwelling unit is 0.0081 ac

If the land is valued at $30/SF, then the fair market value per acre of land is
$30/SF x 43,560 SF/ac = $1,306,800/ac

FEE = 0.0081 ac x 1 unit x $1,306,800/ac = $10,585.08

Subdivision Example (for 2 units)



Area in SF = 70' x 120' = 8,400 SF

Area in acres = 8,400 SF ÷ 43,560 SF/ac = 0.193 ac

Dwelling Units per Acre
= 2 units ÷ 0.193 ac = 10.4 unit/ac

From the above table, for 10.4 units/ac, the acreage requirement per dwelling unit is 0.0069 ac

If the land is valued at $60/SF, then the fair market value per acre of land is
$60/SF x 43,560 SF/ac = $2,613,600/ac

FEE = 0.0069 ac x 2 units x $2,613,600/ac = $36,067.68

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