



PUBLIC WORKS DEPARTMENT

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## Water and Sewer Capacity Charges

This handout is to inform you of changes that the City of Mountain View has approved to the City's water and sewer capacity charges. A brief explanation of the City's current and possible new fee structure follows.

**Current Fee Structure:** The City's current system of determining water and sewer capacity charges, which was adopted many years ago when growth consisted primarily of development on previously undeveloped property, calls for a one-time payment to the City for connection to water and sewer systems to cover the cost of the public infrastructure. The connection payment is based on the amount of frontage of a developing property along the street that contains the water and sewer systems. Thereafter, monthly charges are paid for water and sewer service. Properties for which the connection fee has been paid (often decades earlier) are never charged another connection fee, regardless of redevelopment or the age of the utilities to which they are reconnecting upon redevelopment.

**Proposed Fee Structure:** On April 8, 2014, the City Council approved an alternative to the current development fees for connection to the City's water and sewer systems. Under the new system, developers of redevelopment projects will pay for their share of infrastructure costs based on the additional demand they place on the water and sewer systems. The proposed fee structure reflects the reality that redevelopment properties often intensify demand on the utility systems, and that improvements to the systems are required over time. Developers would be credited for the demand of the improvements that previously existed on the site. In other words, if a single-family home were replaced with a single-family home, there would be no charge. If a single-family home were replaced with three single-family homes, the charge would reflect the demand associated with the two additional homes. Credit would also be given for demand associated with commercial development that previously existed on the site. The complete fee schedule is on the following page. An example scenario is given on the reverse of the fee schedule.

**Proposed Methodology:** The water and sewer capacity charges for residential connections are based on the number and type of dwelling units. There are separate charges for different types of residential categories so that the capacity charges reasonably reflect the estimated demand of each type of connection. The water and sewer capacity charges for nonresidential connections are based on the water meter size, and the building area and building use, respectively.

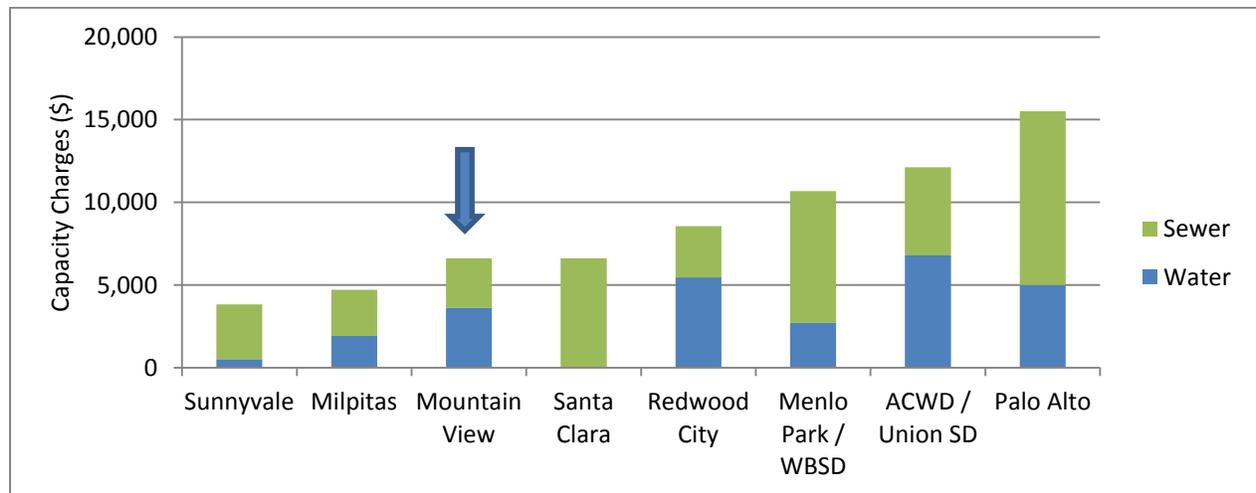
**Implementation:** These fees are effective **July 1, 2015**. Building permits issued **on or after July 1, 2015** would be subject to these fees. Final or parcel maps approved on or after **July 1, 2015** would be subject to these fees.

**Comparison with Other Agencies:** The chart on the following page compares the City's water and sewer capacity charges for a new single-family, detached home to equivalent charges in neighboring cities. As shown on the chart, the combined water and sewer capacity charges are in the lower middle range compared to other agencies.

**Fee Schedule:**

Residential			
	Water Fee (per dwelling)		Sewer Fee (per dwelling)
Single-Family Detached	\$3613	Single-Family Detached	\$3003
Townhomes, Rowhouses, Small-Lot Single-Family	\$3071	Townhomes, Rowhouses, Small-Lot Single-Family	\$2703
Multi-Family, Mobile Homes	\$2348	Multi-Family, Mobile Homes	\$2102
Commercial/ Retail / Office / Non - Residential			
	Water Charge (per meter)		Sewer Charge (per 1,000 sq. ft. building)
3/4" Water Meter	\$6021	Commercial/Retail	\$1462
1" Water Meter	\$10035	Office/R&D	\$2139
1.5" Water Meter	\$20,070	Restaurant	\$ 12,318
2" Water Meter	\$32,112	Hotels/Motels	\$1351/room
3" Water Meter	\$60,210	Industrial / Other	Case by case

**Sample Charges Proposed for Single-Family Home Compared to Neighboring Agencies:**



For more information, contact Vatsal Patel or Renee Gunn in the Public Works Department at (650) 903-6311 or [vatsal.patel@mountainview.gov](mailto:vatsal.patel@mountainview.gov) or [renee.gunn@mountainview.gov](mailto:renee.gunn@mountainview.gov).

**Table 7 - Proposed Water Capacity Charges**

<b>WATER CAPACITY CHARGE (\$ PER GPD)</b>				\$16.056
<b>RESIDENTIAL</b>				
	<u>Demand (gpd)<sup>1</sup></u>	<u>% of SFR Demand<sup>2</sup></u>	<u>Capacity Charge</u>	
<i>Charge per Dwelling Unit</i>				
<b>Residential Class 1</b>	225	100%		\$3,613
<i>Includes: Single Family Detached</i>				
<b>Residential Class 2</b>		85%		\$3,071
<i>Includes: Townhouses, Duplexes, Row Houses<sup>3</sup>, Small-Lot Single Family<sup>4</sup></i>				
<b>Residential Class 3</b>		65%		\$2,348
<i>Includes: Apartments, Mobile Homes, Condominiums<sup>5</sup></i>				
<b>COMMERCIAL &amp; NON-RESIDENTIAL</b>				
<b>Connections with 3/4-Inch to 3-Inch Meters</b>				
<i>Capacity Charge per Meter Size</i>				
<u>Meter Size</u>	<u>Capacity (gpm)<sup>6</sup></u>	<u>Capacity Ratio<sup>7</sup></u>	<u>Demand (gpd)<sup>8</sup></u>	<u>Capacity Charge</u>
3/4-inch	30	1.00	375	\$6,021
1-inch	50	1.67	625	10,035
1.5-inch	100	3.33	1,250	20,070
2-inch	160	5.33	2,000	32,112
3-inch	300	10.00	3,750	60,210
<b>Connections with Meters Greater Than 3-Inches</b>				
<i>Capacity Charges for larger meter sizes to be determined by the City based on an estimate of the water demand for each new or expanded connection.</i>				
Charge per gpd of estimated water demand				\$16.056
<p>1 Conservative estimate of demand per single family detached residence based on analysis of historical water consumption from 2007/08 -2011/12.</p> <p>2 Based on City historical water consumption data and comparative data from other regional agencies.</p> <p>3 Zoning Designation: Attached Single Family.</p> <p>4 Zoning Designation: Planned Unit Development.</p> <p>5 Zoning Designation: Multiple Family Housing.</p> <p>6 Based on American Water Works Assoc. (AWWA) safe maximum operating capacity for each meter size.</p> <p>7 Based on the ratio of AWWA capacity for each meter size in relation to the capacity of the base 3/4" meter.</p> <p>8 Conservatively estimated based on analysis of non-residential water use (12.5 gpd demand per each gpm of meter capacity).</p> <p><i>The appropriate meter size for each new connection will be established or validated by the City.</i></p>				

**Table 15 - Proposed Wastewater Capacity Charges**

**WASTEWATER CAPACITY CHARGE: UNIT COSTS**

<u>Charge Components</u>	<u>Flow</u>	<u>BOD</u>	<u>SS</u>
City Wastewater System Unit Costs	\$11.045	-	-
RWQCP Unit Costs	<u>2.382</u>	<u>1.304</u>	<u>1.304</u>
Total	13.427	1.304	1.304
	per gpd	per lb/year	per lb/year

**RESIDENTIAL**

<i>Charge per Dwelling Unit</i>	<u>Flow</u> <sup>1</sup>	<u>BOD</u> <sup>2</sup>	<u>SS</u> <sup>2</sup>	<u>% of Class 1</u> <sup>3</sup>	<u>Capacity Charge</u>
<b>Residential Class 1</b>	200	200	200		
<i>Includes: Single Family Detached</i>	gpd	mg/l	mg/l		
Fee Components	\$2,685	\$159	\$159	100%	\$3,003
<b>Residential Class 2</b>					
<i>Includes: Townhouses, Duplexes, Row Houses</i> <sup>4</sup> , <i>Small-Lot Single Family</i> <sup>5</sup>				90%	\$2,703
<b>Residential Class 3</b>					
<i>Includes: Apartments, Mobile Homes, Condominiums</i> <sup>6</sup>				70%	\$2,102
% of Residential Class 1 Wastewater Loadings & Charge					

**COMMERCIAL / NON-RESIDENTIAL**

Capacity Charge per 1,000 Square Feet of Building Area

<u>Customer Type</u>	<u>Flow (gpd) per 1,000 sq. ft.</u>	<u>BOD mg/l</u>	<u>SS mg/l</u>	<u>Capacity Charge per 1,000 sq. ft.</u>
Commercial/Retail <sup>7</sup>	100	150	150	\$1,462
Office/R&D <sup>7</sup>	150	130	80	\$2,139
Restaurant <sup>8</sup>	700	600	450	\$12,318
Hotels & Motels (Charge per Room/Dwelling Unit) <sup>9</sup>				\$1,351

*Additional fees apply for restaurants and other areas based on square footage as listed above.*

Capacity Charges for other types of development will be determined by the City based on an estimate of the wastewater loadings for each new or expanded connection.

**INDUSTRIAL / OTHER**

	<u>Flow</u>	<u>BOD</u>	<u>SS</u>
Charge based on estimated loadings	\$13.427	\$1.304	\$1.304
	per gpd	per lb/year	per lb/year

- 1 Based on Sewer Master Plan demand estimates per single family detached residence.
- 2 Based on industry standard strength for a residential connection.
- 3 Based on analysis of winter water use data.
- 4 Zoning Designation: Attached Single Family.
- 5 Zoning Designation: Planned Unit Development.
- 6 Zoning Designation: Multiple Family Housing.
- 7 Flow per 1,000 square feet based on data from 2010 Sewer System Master Plan.
- 8 Flow per 1,000 square feet estimated at 700 gpd, lower than 2010 Sewer System Master Plan estimates, but in line with the average of other regional agencies.
- 9 Capacity charge per room/dwelling unit set at 45% of the charge per single family detached residence.