

CITY OF MOUNTAIN VIEW

(Report Code PW1)

SCHEDULE OF SUBDIVISION AND DEVELOPMENT FEES – Effective Date: August 17, 2013

TRACT/MINOR SUBDIVISION: _____

DEVELOPER: _____ ENGINEER: _____

- | | | | |
|-----|--|-----------------------------|----------|
| 1. | Sanitary Sewer Off-Site Facility Fee (Code Sec. 28.51.a and 35.42)
and Existing Facilities Fee (Code Sec. 35.41) | | |
| | _____ Acres @ \$317/Net Acre (0.0073 Sq. Ft.) | Acct. 225418-43601 (PWSANI) | \$ _____ |
| | _____ Front Ft. @ \$79.27/FF | Acct. 225418-43601 (PWSANI) | \$ _____ |
| 2. | Water Main Existing Facilities Fee (Code Sec. 28.51.b and 35.41) | | |
| | _____ Front Ft. @ \$91.33/FF | Acct. 225138-43601 (PWMAIN) | \$ _____ |
| 3. | Off-Site Storm Drainage Fee (Direct Connection) (Code Sec. 28.51.b) | | |
| | _____ Sq. Ft. @ \$0.265/Net Sq. Ft. 1st Class | Acct. 741200-43601 (PWSTRM) | \$ _____ |
| | _____ Sq. Ft. @ \$0.127/Gross Sq. Ft. 2nd Class | Acct. 741200-43601 (PWSTRM) | \$ _____ |
| 4. | Map Checking Fee (Code Sec. 28.27.b and 28.19.b) | | |
| | Final Map = \$4,717 (first 2 lots) + \$12/each additional lot : | Acct. 223595-42705 (PWFMAP) | \$ _____ |
| | Parcel Maps = \$2,795 | Acct. 223595-42705 (PWPMAP) | \$ _____ |
| | Lot Line Adjustment = \$2,259 (Per Application) | Acct. 223595-42705 (PWLADJ) | \$ _____ |
| | _____ Number of Adjustments | | |
| 5. | Plan Check Fee (Includes Grading and Utility Plans) (Code Secs. 27.60 and 28.36) | | |
| | Based on Infrastructure Cost of \$ _____ | Acct. 223595-42703 (PWPC) | \$ _____ |
| | 7.5% of Construction Cost (CC) under \$50,000; \$3,750 + 4.5% of CC between \$50,001 and \$500,000; and \$24,000 + 3.5% of CC over \$500,000 | | |
| 6. | Construction Inspection Fee (Code Secs. 27.60 and 28.36) | | |
| | Based on Infrastructure Cost of \$ _____ | Acct. 223057-42706 (PWCONS) | \$ _____ |
| | 7.5% of Construction Cost (CC) under \$50,000; \$3,750 + 4.5% of CC between \$50,001 and \$500,000; and \$24,000 + 3.5% of CC over \$500,000 | | |
| 7. | Park Land Dedication In-Lieu Fee (Code Chapter 41) (see page 2 for calculation) | | |
| | | Acct. 741300-43637 (PWREC) | \$ _____ |
| 8. | Encroachment Permit Fee (Code Sec. 27.17) | | |
| | _____ No. of applications @ _____ | Acct. 223595-41414 (PWENCR) | \$ _____ |
| | \$1,069 for Residential; \$1,955 for Nonresidential; \$840 for Temporary | | |
| 9. | Right-of-Way Vacations Fee (Code Sec. 27.18) | | |
| | _____ No. of vacations @ \$1,534 per vacation | Acct. 223595-42702 (PWROW) | \$ _____ |
| 10. | County Recording Fee
(actual cost established by County) | Acct. 223595-42715 (PWRECD) | \$ _____ |
| | | TOTAL FEES: | \$ _____ |

Prepared by: _____ Checked by: _____ Approved by: _____ Date: _____

<i>Finance Department Use</i>	
Receipt No. _____	

Distribution: Original (stamped paid) to file.

cc: PCE – Arango
SAA – Kiner and PFA – Ansted (if Park Land Dedication In-Lieu fee was paid)

PARK LAND DEDICATION IN-LIEU FEE 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:

A = Acreage Required per Dwelling Unit (from table) _____
 B = Net Dwelling Units _____
 C = Fair Market Value per Acre _____
 Fee = A x B x C \$ _____ Enter fee amount on page 1, #7.

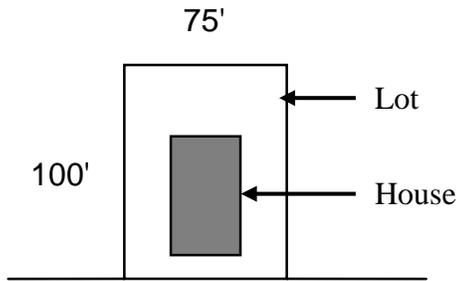
The "Acreage Requirement Per Dwelling Unit" is determined from the following table using the number dwelling units per acre in the development.

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

___ No. of dwelling units ÷ ___ Subdivision area in acres = ___ Dwelling units per acre
 ___ No. of dwelling units - ___ Units excluded per Sec. 41.12.b = ___ Net dwelling units (B)

Examples of Park Land Dedication In-Lieu Fee Calculation

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

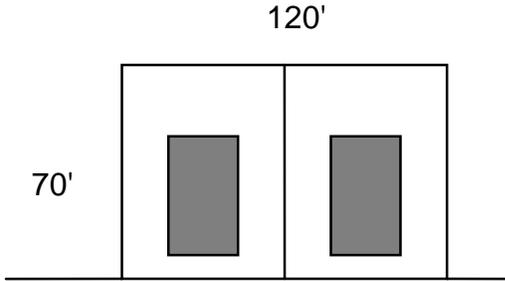
Dwelling Units per Acre
 = 1 unit ÷ 0.172 ac = 5.8 unit/ac

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