



COUNCIL REPORT

DATE: June 14, 2022

CATEGORY: Consent

DEPT.: Public Works and
Community Development

TITLE: **Precise Plan Development Impact Fees
and East Whisman Precise Plan
Development Impact Fee Ordinance
(Second Reading)**

RECOMMENDATION

Adopt an Ordinance of the City of Mountain View Adding Chapter 47 to the Mountain View City Code Regarding Precise Plan Development Impact Fees and the East Whisman Precise Plan Development Impact Fee (Attachment 1 to the Council report). (First reading: 4-1-0; Showalter no; Hicks recused; Kamei absent)

SUMMARY

On May 24, 2022, the City Council introduced an ordinance to add Chapter 47 to the City Code related to Precise Plan Development Impact Fees and the East Whisman Precise Plan Development Impact Fee (EWDIF). In support of the EWDIF, the City Council also adopted at this meeting the EWDIF Nexus Study that evaluated and described the cost of key public improvements needed in the East Whisman Precise Plan area to support new development, providing the basis and justification for the fee. The ordinance adds to the City Code provisions for impact fees in Precise Plan areas and the implementation of the EWDIF. This is the second reading of the ordinance. If adopted, the ordinance would become effective on July 14, 2022, 30 days after adoption. However, consistent with the Mitigation Fee Act, the fee itself will become effective 60 days after adoption of the ordinance.

FISCAL IMPACT

The EWDIF Nexus Study identifies approximately \$151.5 million in new public infrastructure improvements. The recommended impact fee is anticipated to contribute approximately \$46.2 million (30.5%) of the total amount. The infrastructure projects will be funded through the Capital Improvement Program (CIP) using the EWDIF, community benefits as they are made available, existing CIP funding sources, and grants.

PUBLIC NOTICING

Agenda posting. The Ordinance was published at least two days prior to adoption in accordance with City Charter Section 522.

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Attachment: 1. Ordinance, Chapter 47