

**Calculation for the Proposed City of Los Altos Fee Increase**  
**November 9, 2021, City Council Meeting**

Pursuant to Section 13.24.010(D) of the Los Altos Municipal Code, the Public Works Director (i.e., the Public Works Engineering Services Director) shall make an annual determination of the fair market value of the lands available for park purchase or existing park lands.

Based on the attached February 16, 2021, independent real estate appraisal commissioned by the City, the average fair market value of an acre of vacant unentitled residential land within Los Altos was estimated at \$11.2M (i.e., \$257.50 per square foot (sf) multiplied by 43,560 sf/acre).

Per the Value Conclusion on page 67 of the appraisal, vacant unentitled residential land sites within Los Altos have a value range for single family residential (SFR) properties of \$150-\$200 per square foot (psf) and a value range for multi-family residential (MFR) of \$310-\$370 psf. Thus, the overall average value psf is calculated as follows:  $[(\$150+\$200)/2 + (\$310+\$370)/2]/2 = (\$175+\$340)/2 = \$257.50$  psf

City staff used this appraisal to calculate an update to the Park In-Lieu fees, as follows:

Single Family/Detached

3 acres/1,000 residents = 0.003 acres per resident

0.003 acres/resident x 2.7 residents per household = 0.0081 acres/household

0.0081 acres/household x \$257.50/SF x 43,560 SF/acre = \$90.9K/household

Multiple Family/Attached

3 acres/1,000 residents = 0.003 acres per resident

0.003 acres/resident x 1.7 residents per household = 0.0051 acres/household

0.0051 acres/household x \$257.50/SF x 43,560 SF/acre = \$57.2K/household